CITY OF TEXARKANA

CITY COUNCIL

AGENDA ● OCTOBER 11, 2021

Council Chambers | **Regular Meeting** | **6:00 PM**

220 TEXAS BLVD.
TEXARKANA, TX 75501

Mayor

Bob Bruggeman

Ward 1	Ward 3	Ward 5
Jean H. Matlock	Betty Williams	Bill Harp
Ward 2	**Ward 4**	**Ward 6**
Mary Hart	Christie Page	Jay Davis

The City Council reserves the right to convene into closed session on any agenda item or issue should the need arise and if applicable pursuant to authorization by the Texas Open Meetings Act (Title 5, Chapter 551 of the Texas Government Code).

If the City Council convenes into closed session, they will reconvene in one hour or less to take any final action, decision, or vote on a matter deliberated in closed session.

I. CALL TO ORDER, ROLL CALL, ESTABLISHMENT OF QUORUM

II. INVOCATION AND PLEDGE LED BY COUNCIL MEMBER MARY HART

III. MAYOR'S REMARKS AND ITEMS OF COMMUNITY INTEREST

Upcoming City Council Meetings:

Monday, October 25, 2021 at 6:00 p.m.
Monday, November 8, 2021 at 6:00 p.m. (**REMINDER**: Only one November meeting.)

Upcoming City Events:

Save the Date: Ribbon Cutting for the Courthouse Square Connections Project at the U.S. Post Office and Federal Courthouse will take place Friday, October 29th at 11:30 a.m. Local high school bands, food trucks and more will be on hand to celebrate the new improvements.

Parks & Recreation Events:

October 14th	Movies in the Park - "Tom and Jerry"	Spring Lake Park
October 16th	Alzheimer's Awareness Walk	Spring Lake Park
October 21st	Fall Festival	Spring Lake Park
October 21st	Movies in the Park - "Cruella"	Spring Lake Park
October 23rd	Yard Sale / Electronics Recycle	Spring Lake Park

****Movies in the Park will start at dusk****

Additional Parks & Recreation information can be found on the city's website at <http://www.ci.texarkana.tx.us> or by contacting staff at (903) 798-3978.

IV. SPECIAL PRESENTATION

2021 Live United Bowl - by Jerry Huckabee

V. OPEN FORUM: COMMENTS FROM THE PUBLIC

Per Council rules, comment time is limited to five minutes, or ten minutes if using a translator. Before comments are made, a speaker must complete an information sheet and give to the City Secretary. If your

comment pertains to an agenda item with a scheduled public hearing or public comment, the Council requires that you make your comment at that time; you do not need to complete an information sheet.

VI. APPOINTMENTS TO BOARDS, COMMISSIONS AND COMMITTEES

VII. ITEMS FOR CONSIDERATION

Consent Items

1. Consider approval of the minutes of the Regular Meeting of the City Council held on September 27, 2021 at 6:00 PM.

Action Items

[No Action Items]

VIII. FIRST BRIEFINGS

[No First Briefings]

IX. PUBLIC HEARINGS

1. Ordinance No. 2021-087 closing and abandoning a section of a forty-foot (40') street right-of-way and retaining a utility easement in its place, in the Classic Auto Park East Addition and the George Brinlee HRS, A-18, located in the 900 block of Franklin Street.

   Public Hearing: October 11, 2021
   Council Vote: October 11, 2021

2. Ordinance No. 2021-088 rezoning a 0.48-acre tract of land (being Tract 49) in the Howard Etheridge HRS, A-182, located at 1801 Waterall Street. Single Family-2 to Neighborhood Service. Knights of Columbus, owner, Kevin DuPree, agent.

   Public Hearing: October 11, 2021
   Council Vote: October 11, 2021

X. ITEMS FOR DISCUSSION

Interim City Manager's Report

XI. ADMINISTRATIVE COMMENTS

1. City Council
2. City Staff

XII. CLOSED SESSION

The City Council will convene into closed session pursuant to Texas Government Code Section 551.071 (Consultation with Attorney) and Section 551.074 (Personnel Matters) to discuss or deliberate the appointnment of David W. Orr, Ph.D., as City Manager, and to discuss or deliberate a City Manager Contract.

XIII. RECONVENE INTO OPEN SESSION

The City Council will reconvene into open session to take any final action, decision, or vote on any matter deliberated in closed session.

XIV. ADJOURNMENT

Jennifer Evans
City Secretary

This open meeting of a governmental entity is subject to the Texas Open Meetings Act (Chapter 551, Government Code). The "Council Chambers" is the room or property where the City Council will hold this meeting.

Pursuant to Section 46.035(c), Penal Code (unlawful carrying of handgun by license holder), a license holder commits an offense if the license holder intentionally, knowingly, or recklessly carries a handgun under the authority of Subchapter H, Chapter 411, Government Code, regardless of whether the handgun is concealed or carried in a shoulder or belt holster, in the room or rooms where a meeting of a governmental entity is held and if the meeting is an open meeting subject to Chapter 551, Government Code, and the entity provided notice as required by that chapter.

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

This meeting is being conducted in accordance with the Americans with Disabilities Act [42 USC 12101 (1991)]. The facility is wheelchair accessible and handicap parking is available. Requests for sign interpretive services are available upon requests received at least 48 hours prior

to the meeting. To make arrangements for these services, please call 903.798.3917, Personnel or (TDD) 1.800.RELAY.TX (1.800.735.2989).

CITY OF TEXARKANA

CITY COUNCIL

MINUTES • SEPTEMBER 27, 2021

Council Chambers | **Regular Meeting** | **6:00 PM**

220 TEXAS BLVD.
TEXARKANA, TX 75501

I. CALL TO ORDER, ROLL CALL, ESTABLISHMENT OF QUORUM

ee Name	Title	Status	Arrived
ggeman	Mayor	Present	
Matlock	Ward 1	Present	
art	Ward 2	Present	
illiams	Ward 3	Present	
Page	Ward 4	Present	
p	Ward 5	Present	
is	Ward 6	Present	

Staff Present: Interim City Manager David Orr, Vicky Coopwood, Jennifer Evans, Kristin Peeples, Eric Schlotter, Karey Parker, Vashil Fernandez, Sherry Jackson Hawkins, Jonathan Wade, Doug Avery, J. W. Bramlett, Garrett Baker, Lisa Thompson, Mashell Daniel, Kevin Schutte and Dustin Henslee.

Legal Counsel: Jeff Lewis.

II. INVOCATION AND PLEDGE LED BY COUNCIL MEMBER JAY DAVIS

III. MAYOR'S REMARKS AND ITEMS OF COMMUNITY INTEREST

Upcoming City Council Meetings:

Monday, October 11, 2021 at 6:00 p.m.
Monday, October 25, 2021 at 6:00 p.m.

Parks & Recreation Events:

October 9th	The Down Syndrome Awareness Walk	Spring Lake Park
October 10th	Tough Kookie Dow Show	Spring Lake Park
October 14th	Movies in the Park - "Tom and Jerry"	Spring Lake Park
October 16th	Alzheimer's Awareness Walk	Spring Lake Park

Minutes Acceptance: Minutes of Sep 27, 2021 6:00 PM (Consent Items)

****Movies will start at dusk****

Additional Parks & Recreation information can be found on the city's website at <http://www.ci.texarkana.tx.us> or by contacting staff at (903) 798-3978.

A new COVID-19 therapeutic infusion center was opened in Nash, Texas. The center is designed to treat COVID positive individuals in hopes of avoiding hospitalization. It will be open seven days a week from 8:30 a.m. to 4:30 p.m. and there are no residency requirements. The Mayor thanked several City staff along with local partners instrumental in bringing this facility to Bowie county.

IV. SPECIAL PRESENTATION - BY RIK ADAMSKI, ASH + LIME GROUP

COVID Rebound Study for small businesses. (**Virtual**)

Rik Adamski gave a virtual presentation regarding how to help small business owners recover from the COVID-19 epidemic. The targeted corridor was New Boston Road but the approach can be used in any location.

Vashil Fernandez provided Council a resource guide that explains programs currently available for small business COVID relief.

V. OPEN FORUM: COMMENTS FROM THE PUBLIC

Per Council rules, comment time is limited to five minutes, or ten minutes if using a translator. Before comments are made, a speaker must complete an information sheet and give to the City Secretary. If your comment pertains to an agenda item with a scheduled public hearing or public comment, the Council requires that you make your comment at that time; you do not need to complete an information sheet.

There were no public comments made at Open Forum.

VI. APPOINTMENTS TO BOARDS, COMMISSIONS AND COMMITTEES

There were no appointments or re-appointments made to any board, commission or committee by the Council.

VII. ITEMS FOR CONSIDERATION

Consent Items

(6:18 p.m.)

Minutes Acceptance: Minutes of Sep 27, 2021 6:00 PM (Consent Items)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Christie Page, Ward 4
SECONDER:	Mary Hart, Ward 2
AYES:	Matlock, Hart, Williams, Page, Harp, Davis
EXCUSED:	Bruggeman

1. Consider approval of the minutes of the Regular Meeting of the City Council held on September 13, 2021 at 6:00 PM.

2. Resolution No. 2021-086 authorizing the Interim City Manager to execute a 5-year lease agreement with FTC Texas of Texarkana, Texas, a member of the Texas Department of Information Resources, in an amount not to exceed $246,600, with funds available in each department's budget, to supply new and updated Canon copiers and services.

   Public Hearing:
   Council Vote: September 27, 2021

Action Items

3. Resolution No. 2021-081 authorizing a Public Safety System Contract with Motorola Solutions, through an Interlocal Agreement with Houston-Galveston Area Council, for the purchase and installation of Computer Aided Dispatch and Records System and Services Agreement in an amount not to exceed $600,000.

   Public Hearing:
   Council Vote: September 27, 2021

   Doug Avery, from the Bi-State Justice Center's Central Records and Communications department, briefed this agenda item.
   (6:29 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Betty Williams, Ward 3
SECONDER:	Bill Harp, Ward 5
AYES:	Matlock, Hart, Williams, Page, Harp, Davis
EXCUSED:	Bruggeman

4. Resolution No. 2021-089 approving a settlement agreement with AEP/SWEPCO for a $39,712.98 settlement payment to the City for street lighting services for the time period between August 18, 2014, and November 25, 2019, and authorizing the Interim City Manager to sign and execute the settlement agreement.

   Public Hearing:
   Council Vote: September 27, 2021

Minutes Acceptance: Minutes of Sep 27, 2021 6:00 PM (Consent Items)

Interim City Manager Orr briefed this agenda item.
(6:31 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Mary Hart, Ward 2
SECONDER:	Betty Williams, Ward 3
AYES:	Matlock, Hart, Williams, Page, Harp, Davis
EXCUSED:	Bruggeman

VIII. FIRST BRIEFINGS

1. Ordinance No. 2021-087 closing and abandoning a section of a forty-foot (40') street right-of-way and retaining a utility easement in its place, in the Classic Auto Park East Addition and the George Brinlee HRS, A-18, located in the 900 block of Franklin Street.

   Public Hearing: October 11, 2021
   Council Vote: October 11, 2021

   Jonathan Wade briefed this agenda item.

RESULT:	**MOVED FORWARD**	**Next: 10/11/2021 6:00 PM**

2. Ordinance No. 2021-088 rezoning a 0.48-acre tract of land (being Tract 49) in the Howard Etheridge HRS, A-182, located at 1801 Waterall Street. Single Family-2 to Neighborhood Service. Knights of Columbus, owner, Kevin DuPree, agent.

   Public Hearing: October 11, 2021
   Council Vote: October 11, 2021

   Mashell Daniel briefed this agenda item.

RESULT:	**MOVED FORWARD**	**Next: 10/11/2021 6:00 PM**

IX. PUBLIC HEARINGS

1. Ordinance No. 2021-082 updating the City's drainage design manual and amending Chapters 120, 130 and 135 of the Code of Ordinances.

   Public Hearing: September 27, 2021
   Council Vote: September 27, 2021

   There were no public comments made at this hearing.
   (6:37 p.m.)

Minutes Acceptance: Minutes of Sep 27, 2021 6:00 PM (Consent Items)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jay Davis, Ward 6
SECONDER:	Bill Harp, Ward 5
AYES:	Matlock, Hart, Williams, Page, Harp, Davis
EXCUSED:	Bruggeman

X. ITEMS FOR DISCUSSION

Interim City Manager's Report

Mary Philips Withdraw Letter

Mary Philips submitted a letter to withdraw as a candidate for Ward 2. The deadline to remove names from the election ballot has passed, so her name will still appear on the ballot. A copy of the withdrawal letter has been posted on the City's website. For additional please contact Jennifer Evans at 903.798.3930. or j.evans@txkusa.org

Government Finance Officers Association (GFOA) Distinguished Budget Presentation Award

The City has been recognized for a sixth consecutive year for the Government Finance Officers Association (GFOA) Budget Presentation award for fiscal year 2021 that was delayed due to the cyber-attack. The award is based on the examination of the budget by a panel of independent reviewers and it is the highest form of recognition in governmental budgeting. Congratulations to Kristin and her team for this outstanding accomplishment.

Lake Wright Patman Ultimate Rule Curve and Environmental/Cultural Resources Study

City and Riverbend staff continue to hold weekly calls with the U.S. Army Corp of Engineers (USACE) on the federally required environmental studies. There is much more discussion about the cultural resources study and how to proceed. Costs for the study came back much higher than the original $2.1 million that was anticipated. City and Riverbend staff are hopeful that the additional costs will be quantified soon so the project can continue to move forward.

State Line Corridor Virtual Survey

There was a good turn-out at Community Meeting #2. The consultants have a short survey at the link below that will help tremendously in finalizing recommendations. Questions or comments for the design team are welcomed at statelinecorridor@gmail.com <mailto:statelinecorridor@gmail.com>.

Minutes Acceptance: Minutes of Sep 27, 2021 6:00 PM (Consent Items)

Virtual Survey Link Here www.statelinecorridor.com <https://protect-us.mimecast.com/s/7mRNCgJKDNFArGozCoehkG?domain=statelinecorridor.com>

XI. ADMINISTRATIVE COMMENTS

1. City Council

   Council had no administrative comments for staff.

2. City Staff

   Staff had no administrative comments for council.

XII. CLOSED SESSION

The City Council convened into closed session pursuant to Texas Government Code Section 551.074 (Personnel Matters) to discuss or deliberate the Interim City Manager's contract, evaluation, duties, and goals (scheduled performance review per May 2021 Interim City Manager Contract).

NOTE: The Council did not take any action after closed session other than reconvening in open session and adjourning the meeting.

XIII. RECONVENED INTO OPEN SESSION

XIV. ADJOURNMENT

A motion was made to adjourn the meeting.
(7:29 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Betty Williams, Ward 3
SECONDER:	Bill Harp, Ward 5
AYES:	Matlock, Hart, Williams, Page, Harp, Davis
EXCUSED:	Bruggeman

Minutes Acceptance: Minutes of Sep 27, 2021 6:00 PM (Consent Items)

City of Texarkana, Texas

Version: A

Briefing Sheet

Update Date: 9/24/2021 12:05 PM

Lead Department: Public Works Department **Action Officer:** Jonathan Wade,

Subject: Ordinance No. 2021-087 closing and abandoning a section of a forty-foot (40') street right-of-way and retaining a utility easement in its place, in the Classic Auto Park East Addition and the George Brinlee HRS, A-18, located in the 900 block of Franklin Street.

Briefing: 10/11/2021 **Public Hearing:** 10/11/2021 **Council Vote:** 10/11/2021

Item Schedule

Schedule 2: Brief once - vote once (two weeks)

Updates/History of Briefing:

Executive Summary and Background Information:

The City received a request from Mrs. Kayla Wood and Gregg Orr for the abandonment of a section of 40’ Street Right of Way for Franklin Street. This section is in the Classic Auto Park East Subdivision just north of Oakhill Drive and South of Mall Drive. All associated lots adjacent to the abandonment area are owned by Gregg Orr.

If this street section is abandoned, then by policy the right-of-way will be delivered to Gregg Orr.

The City sent out a memorandum to City Departments and Utility representatives. The City has no plans for ever using this right of way for future street purposes. Utility responses have requested we maintain utility easement throughout the entirety of the area to be abandoned and there are no issues with closing and abandoning this right of way. Attached in the packet is the memorandum and responses.

Potential Options:

- Approve closure and abandonment
- Not approve closure and abandonment

Fiscal Implications:

No fiscal implications

Staff Recommendation:

Staff recommends approval and retaining utility easement

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

Attachments

a. 2021-087 ORD ROW Abandonment for Franklin Street (DOCX)
b. 2021-087 EXH 'A' - Property Description (PDF)
c. 2021-087 ATTH 01 Memo To City Staff and Utility Companies (PDF)
d. 2021-087 ATTH 02 Staff and Utility Comments and Approvals (PDF)
e. Goals and Perspectives (DOCX)

Staff Coordination

Public Works Department	Vicky Coopwood	Review	Skipped	09/27/2021 6:07 PM
Public Works Department	Vicky Coopwood	Department Head Review	Skipped	09/27/2021 6:07 PM
Fire Department	Vicky Coopwood	Review	Skipped	09/27/2021 6:07 PM
Police	Vicky Coopwood	Review	Skipped	09/27/2021 6:07 PM
City Manager	Vicky Coopwood	City Manager Review	Skipped	09/27/2021 6:07 PM
City Council	Vicky Coopwood	Meeting	Completed	09/27/2021 6:00 PM

Meeting History

09/27/21 City Council MOVED FORWARD Next: 10/11/21
Jonathan Wade briefed this agenda item.

Attachment: 2021-087 ORD ROW Abandonment for Franklin Street (3558 : 2021-087 ORD Closing and Abandoning 40' Street Right of Way of

ORDINANCE NO. 2021-087

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, CLOSING AND ABANDONING A FORTY-FOOT (40') STREET RIGHT-OF-WAY LOCATED IN THE 900 BLOCK OF FRANKLIN STREET NORTH OF OAKHILL ROAD AND SOUTH OF MALL DRIVE, LOCATED IN THE GEORGE BRINLEE HEADRIGHT SURVEY, ABSTRACT 18, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; PROVIDING FOR A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been received requesting that the City close and abandon a forty-foot (40') street right-of-way of Franklin Street located in the 900 block of Franklin Street, north of Oakhill Road, and south of Mall Drive located in the George Brinlee Headright Survey Abstract 18 in the City of Texarkana, Bowie County, Texas, as shown on the attached location map hereto and incorporated herein as **Exhibit 'A';** and

WHEREAS, the City has notified all adjacent landowners, interested utilities, and city departments requesting their comments; and

WHEREAS, based on the responses from all notified parties, the City finds it to be in the best interest of the City to close and abandon the forty-foot (40') street right-of-way of Franklin Street located in the 900 block of Franklin Street, north of Oakhill Road and south of Mall Drive as shown on the attached property description and incorporated herein as **Exhibit 'A'**; and

WHEREAS, a utility easement will be retained throughout the entirety of the abandoned forty-foot (40') street right-of-way; and

WHEREAS, the ownership of the forty-foot (40') of right-of-way, as shown on **Exhibit "A"**, will be transferred to the owners of Gregg Orr Auto

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: The forty-foot (40') street right-of-way located in the 900 block of Franklin Street, north of Oakhill Road and south of Mall Drive, located in the George Brinlee Headright Survey, Abstract 18 in the City of Texarkana, Bowie County, Texas, as shown on the map and described in the Street Abandonment Request (**ATTH 01**) hereto and incorporated herein as **Exhibit "A",** be and is hereby abandoned as a street or public thoroughfare of any kind or character.

SECTION 2: The above described property is hereby declared surplus and abandoned and the responsibility of the City to maintain said property is hereby terminated.

SECTION 3: In case a section, clause, sentence or part of this Ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainder of this ordinance.

SECTION 4: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5: This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **11th day of October, 2021.**

ATTEST:

VICKY COOPWOOD, ASST. CITY SECRETARY	BOB BRUGGEMAN, MAYOR

Attachment: 2021-087 ORD ROW Abandonment for Franklin Street (3558 : 2021-087 ORD Closing and Abandoning 40' Street Right of Way of

Property Description
0.110 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, being all of that tract of land shown as right-of-way dedication as shown on Classic Auto Park East Subdivision, according to the plat recorded in Document No. 2019-00013249, and filed in Plat Cabinet D, Sleeve 73 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod found for a corner, capped MTG 101011-00, the most Southerly Southwest corner of Lot 4, Block 1 of the said Classic Auto Park East, lying in the North line of the North line of that certain tract of land described in the deed from Theresa Hall to Charles T. Pieratt, et ux, dated February 10, 1998, recorded in Volume 2792, Page 217 of the Real Property Records of Bowie County, Texas;

THENCE South 89 degrees 17 minutes 56 seconds West a distance of 37.35 feet to a 1/2 inch steel rod found for a corner, capped MTG 101011-00, the Southeast corner of that certain tract of land described as 0.953 acres in the deed from Michelle Phillips to William Gregg Orr, dated June 24, 2020, recorded in Document No. 2020-00006227 of the Real Property Records of Bowie County, Texas;

THENCE North 00 degrees 43 minutes 49 seconds West a distance of 144.19 feet along the West line of the said 0.953 acre tract to a 3/8 inch steel rod found for a corner, the Northeast corner of the said 0.953 acre tract, lying in the South line of the said Lot 4;

THENCE North 89 degrees 34 minutes 39 seconds East a distance of 29.27 feet along the South line of the said Lot 4 to a 1/2 inch steel rod found for a corner, capped MTG 101011-00, at an angle point;

THENCE South 03 degrees 56 minutes 38 seconds East a distance of 144.28 feet along the West line of the said Lot 4 to the point of beginning and containing 0.110 acres of land.

Attachment: 2021-087 EXH 'A' - Property Description (3558 : 2021-087 ORD Closing and Abandoning 40' Street Right of Way of Franklin Street)

N

0 60

EXISTING C/L INTERSTATE HIGHWAY No. 30

MAIL DRIVE (INTERSTATE HIGHWAY NO. 30 SERVICE ROAD)

N67°11'26"E 636.58'
378.64'

FND. 1/2" STEEL ROD CAPPED MTG 101011-00 BRM NO. 4

179.58'

15' BUILDING LINE & UTILITY EASEMENT

S22°48'32"E 259.13'

LOT 3, BLOCK NO. 1 RICHMOND WEST PAVILION VOLUME 3205 PAGE 294 REAL PROPERTY RECORDS BOWIE COUNTY, TEXAS

FROM: RICHMOND WEST PAVILION, CAYCE-SCOTT, LLC TO: CHARLESTON 7999 L.P. DATED: JULY 31, 2013 VOLUME 3218 PAGE 229 REAL PROPERTY RECORDS BOWIE COUNTY, TEXAS

BLOCK 1
LOT 2
36108.20 SQ FT
0.831 ACRES

FND. TYPE I FROM ROW MARKER

N67°20'27"E 150.54'

N22°43'33"E 0.46'

EXISTING PLATTED 15' UTILITY EASEMENT

S89°20'27"W 213.27'

N54°43'39"W 27.91'

N00°59'03"W 0.59'

N89°20'27"E 190.65'

S89°00'57"E 203.22'
15' UTILITY EASEMENT
S89°00'57"W 211.52'

S00°59'03"E 20.59

BLOCK 1
LOT 1
130648.16 SQ FT
2.999 ACRES

S22°48'32"E 134.35'

FND. 1/2" STEEL ROD CAPPED MTG 101011-00

N89°20'27"E 150.70'

NORTH KENWOOD ROAD

15' BUILDING LINE & UTILITY EASEMENT PER PLAT

EXISTING PLATTED 15' UTILITY EASEMENT

N89°20'27"E 454.63'

SRM NO. 3

243.03'

15.00'

FND. 1/2" STEEL ROD CAPPED TX JHG 1715

MOST EASTERLY NORTHWEST CORNER GEORGE BRINLEE HEADRIGHT SURVEY ABSTRACT 18

S00°59'03"E 286.40'

N00°59'03"W 266.37'

FOUND 1/2" STEEL ROD BRM NO. 5

N01°26'57"E 243.42'

20' GAS LINE EASEMENT (LOCATION UNKNOWN)

N67°20'27"E 106.68'
63.89'
42.44'

FND. 1/2" STEEL ROD CAPPED MTG 101011-00 BRM NO. 2

N67°20'27"E 150.54'

S67°20'27"W 42.44'

S67°20'27"W 63.89'

N67°20'27"E 106.68'

S22°48'32"E 234.55'
15' UTILITY EASEMENT
S22°48'32"E 259.13'

N22°48'32"W 257.55'

BLOCK 1
LOT 3
209077.84 SQ FT
4.800 ACRES

N49°07'54"W 15.00'

S89°27'46"W 469.08'

UTILITY EASEMENT 15'

N89°27'36"E 737.38'

S89°27'36"W 747.11'

S00°32'24"E 178.71'

S00°32'24"E 150.54'

S00°32'51"W 273.26'

20' UTILITY EASEMENT

RIGHT OF WAY DEDICATION 34,407.62 SQ.FT./0.790 ACRES

N00°32'51"E 423.45'

N00°32'51"E 307.32'

15' BUILDING SETBACK LINE & UTILITY EASEMENT

S89°27'36"W 28.17'

N89°52'09"W 266.24'

S89°27'36"W 15.00'

N89°45'05"E 15.00'

N00°00'00"W 325.34'

FND. 1/2" STEEL ROD CAPPED MTG 101011-00

BLOCK 1
LOT 2
143167.11 SQ FT
3.287 ACRES

HU GATES
30' UTILITY AND SEWER EASEMENT (BEING CONVEYED BY THIS PLAT)

SNIDER'S UTILITY EASEMENT, DOC. #2019-00001931 REAL PROPERTY RECORDS, BOWIE COUNTY, TEXAS

S89°52'08"E 236.16'

S89°52'08"E 251.41'

N89°52'08"W 251.65'

S01°14'55"E 286.34'

S01°14'55"E 256.15'

8.48'

abandonment of right-of-way request

Yellow lot to be Added to Lot 3

access easement shown here to be noted on new plat

S89°34'39"W 285.68'

185.58'

99.10'

FND. 1/2" STEEL ROD CAPPED MTG 101011-00

50' BY 50' (2500 SQ FT) LEASE w/ 1782 SQ FT ACCESS EASEMENT DATED: MAY 14, 2015 INSTRUMENT NO. 2015-4018 DEED RECORDS BOWIE COUNTY, TEXAS

RIGHT OF WAY DEDICATION 4794.48 SQ FT./0.110 ACRES

37.35'

BLOCK 1
LOT 4
197788.32 SQ FT
4.541 ACRES

20' STREET & RIDGEWAY EASEMENT DATED: JULY 13, 1984 VOLUME 443, PAGE 529 DEED RECORDS BOWIE COUNTY, TEXAS (TO BE ABANDONED BY THIS PLAT)

DETENTION BASIN EASEMENT

EASEMENT DATED: MAY 5, 1 FROM: CHARLESTON 7999 L.P. TO: CITY OF TEXARKANA, TEXAS

(TO BE ABANDONED BY THIS PLAT)

S89°14'02"W 684.22'

FOUND NAIL HEAD

S89°11'45"W 284.30'

FOUND 1/2" STEEL PIPE BRM NO. 1

FRANKLIN STREET

NORTH KENWOOD ROAD

DEVELOPER:
GREGG ORR
3921 MALL DRIVE
TEXARKANA, TX

CURRENT DEED:
CALLED PART OF LOT 5 KENWOOD PARK SUBDIVISION FROM: EDWARD DAVID CROSS TO: DWIGHT BROWN, ET UX DATED: AUGUST 10, 2009 VOLUME 5670, PAGE 171 REAL PROPERTY RECORDS BOWIE COUNTY, TEXAS

RECORD DEED:
FROM: CHARLES T. PIERATT, ET UX TO: DWIGHT BROWN, ET UX DATED: FEBRUARY 10, 1998 VOLUME 2792, PAGE 219 REAL PROPERTY RECORDS BOWIE COUNTY, TEXAS

CURRENT DEED:
FROM: CHARLES T. PIERATT, ET UX TO: DWIGHT BROWN, ET UX DATED: AUGUST 10, 2009 VOLUME 5670, PAGE 171 REAL PROPERTY RECORDS BOWIE COUNTY, TEXAS

RECORD DEED:
FROM: DANIEL POWELL, ET UX TO: WILLIAM GREGG ORR DATED: SEPTEMBER 11, 2019 DOC. #2019-00009788 REAL PROPERTY RECORDS BOWIE COUNTY, TEXAS

CURRENT DEED:
FROM: JASPER S. HOWARD, ET UX TO: JHPC ENTERPRISES, L.P. DATED: MARCH 31, 2005 VOLUME 4598, PAGE 279 REAL PROPERTY RECORDS BOWIE COUNTY, TEXAS

CURRENT DEED:
FROM: JASPER S. HOWARD, ET UX TO: JHPC ENTERPRISES, L.P. DATED: MARCH 31, 2005 VOLUME 4598, PAGE 279 REAL PROPERTY RECORDS BOWIE COUNTY, TEXAS

CURRENT DEED:
FROM: RED RIVER EMPLOYEES FEDERAL CREDIT UNION TO: DANNY PHILLIPS, ET UX DATED: AUGUST 28, 2009 VOLUME 5683, PAGE 177 REAL PROPERTY RECORDS BOWIE COUNTY, TEXAS

FLOOD STATEMENT:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48037C0355E, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 21, 2017, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATION MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "X" DENOTES AREAS OUTSIDE OF THE 500 YEAR FLOOD ZONE.

NOTES:

1. 15 foot right of way as set forth in Warranty Deed dated 1940, executed by Alice Watson Campbell, et al to John [illegible] Company, record in Volume 181, Page 244 Deed Records of Bowie County, Texas.
2. Easement granted by [illegible] Louisiana Gas [illegible] ember 20, 1968, recorded in Volume 501, Page 101, Deed Records of Bowie County, Texas.
3. Ea[illegible] C. Blanc[illegible] and wife, Lorebe Bischof [illegible] a City [illegible] n Volume [illegible] and Elroy [illegible] haf [illegible] Records [illegible] Bowie County, Texas, from D. Williams and wife, Marcia [illegible] of Texarkana, Texas, of record i[illegible] 330, Page [illegible] eed o[illegible] e
4. All monuments are set 1/2" steel rods, capped MTG 101011-00, unless otherwise indicated.
5. This plat is not in violation of any restrictive covenants affecting the properties.

CERTIFICATE OF DEDICATION BY OWNERS

I, William Gregg Orr, being the Owner of a tract of land as shown on the attached map or plat have caus the same to be surveyed, platted and subdivided as shown, and which subdivision shall hereafter be known Classic Auto Park East, a Replat of Lots 1 and 2, Block No. 1, Richmond West Pavilion and 15.464 acres of part of the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, and by these presents, I as hereby dedicate to the public in fee simple, the streets, as shown on this plat, and by this instrument, I in hereby dedicate the easements shown on this plat for utility purposes.

by: William Gregg Orr

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned, a Notary Public in and for said State, on this day personal appeared William Gregg Orr, known to me to be the person whose name is subscribed foregoi instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 5th day of December 2019.

Notary Public
Bowie County, Texas

Commission Expires: 8-19-23

NICOLE ADINA FORREST
Notary Public, State of Texas
Comm. Expires 08-19-2023
Notary ID 126096860-3

NOTARY ACKNOWLEDGMENT

We, undersigned, do hereby certify that we approve the attached plat of Classic Auto Park East, a Replat of Lots 1 and 2, Block No. 1, Richmond West Pavilion and 15.464 acres in part of the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas and Woburn Headright Survey, Abstract 141, Bowie County, Texas, together with the Owner's Certificate and Surveyor's Certificate of same as presented to the Planning Commission of the City of Texarkana, Texas, for its approval, and that said plat, Owner's Certificate, and Surveyor's Certificate being found to conform to the requirements of the respects, are in all things approved on this the 5th day of December 2019.

Planning Commission Approval
Expires on 12-5-20

Chairman

Secretary

Property Description
17.357 Acres

Being a Bowie County, Texas tract or parcel of land lying and situated in the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, being all of Lot 1, Block No. 1, Richmond West Pavilion recorded in Volume 3205, Page 294 of the Real Property Records of Bowie County, Texas, all of that certain tract of land described in the deed from State Bank to William Gregg Orr, dated December 28, 2006, recorded in Volume 5056, Page 145 of the Real Property Records of Bowie County, Texas, and being all of Lot 2, Block No. 1, Richmond West Pavilion recorded in Volume 3205 of the Real Property Records of Bowie County, Texas, same being all of that certain tract of described in the deed from Jasper Slover to William Gregg Orr, dated November 25, 2014, re Document No. 2014-13154 of the Real Property Records of Bowie County, Texas, and being certain tract of land described as 8.104 acres in the deed from ABW Trust to William Gregg September 15, 2015, recorded in Document No. 2015-10742 of the Real Property Records of Texas, and being all of that certain tract of land described as 0.95 acres in the deed from Firmin Jr., et ux to William Gregg Orr, dated May 24, 2018, recorded in Document No. 2018- Real Property Records of Bowie County, Texas, and being all of that certain tract of land des 5.916 acres in the deed from Walnut Church of Christ to William Gregg Orr, dated August 7, recorded in Document No. 2018-8542 of the Real Property Records of Bowie County, Texas, of that certain tract of land described as 0.492 acres in the deed from Daniel Powell, et ux Orr, dated September 11, 2019, recorded in Document No. 2019-9788 of the Real Property Bowie County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the aforesaid Eastern Northeast corner of the said Brinlee Survey; [illegible] feet and minutes 00 seconds West a distance of 525.34 feet to a 1/2 inch steel rod (control monum found for a corner, the Southeast Corner of the said 8.104 acre tract, the Northeast Corner said 5.916 acre tract, the Southwest Corner of that certain tract of land described as Tract 12.858 acres in the deed from Jasper S. Howard, et ux to JHPC Enterprises, L.P., dated Mar recorded in Volume 4598, Page 279 of the Real Property Records of Bowie County, Texas, the Corner of that certain tract of land described as Tract 4 with 2.090 acres in the deed from [illegible] et ux to [illegible] L.P., dated [illegible]arc 31, 2005, recorded in Volume 4598, Pa Howard, [illegible] County, Texas and the POINT OF BEGINNING of the herein Property land: JHPC Enterprises, [illegible] h the Real [illegible] Records of Bowie [illegible] ty, Texas; thence [illegible] tea 5 [illegible] s East [illegible] dista [illegible] ng the the said [illegible] he said [illegible] 090 [illegible] ast Corner of the said 5.916 acre tract and the [illegible] ance of 286.34 feet alo [illegible] nch ste found for a corner, the Southeast Corner of said 5.9[illegible] e ance of 286.34 feet alo [illegible] Corner 5.916 acre tract and the [illegible] 45 [illegible] 91 [illegible] 2 [illegible] acre tract, to a 1/2 [illegible] ination a corner, the Northeast [illegible] r [illegible] recorded as 4.8 [illegible] West line [illegible] in the deed from Resolution Trust Cor certain tract of [illegible] Texas, and [illegible] in Volume 1652, Page 32 of the Real [illegible] y Bowie County, [illegible] 89 deg [illegible] ng along the [illegible] of the said 2.090 acre tract; [illegible] the said 5.916 acre [illegible] d the N [illegible] the said 4.845 acre [illegible] 284.30 feet along th [illegible] rta corner, the Northwest [illegible] ces 11 [illegible] of the [illegible] acre tract, the North and described [illegible] tract an [illegible] from [illegible] 45 secon [illegible] oth line of [illegible] tract, to a mag nail, [illegible] Corner of [illegible] Page [illegible] 4.845 [illegible] ast Corner of that of Lot 4 recorded [illegible] in the deed [illegible] ames B. McFerran to James B. McFerran, et ux, dated Ja [illegible] 16 [illegible] 190 of the Real Property Records of Bowie County, Texa 200 [illegible] in Volume 421 [illegible] 879 [illegible] Thence South 89 degrees 39 minutes 39 seconds West a distance of 684.22 feet along the S the said 5.916 acre tract, the South line of the said 0.492 acre tract, the North line of the McFerran tract and the North line of that certain tract of land described in the deed from Th Hall to Charles T. Pieratt, et ux, dated February 10, 1998, recorded in Volume 2792, Page 21 Real Property Records of Bowie County, Texas, to a 1/2 inch steel rod, capped MTG 101011- a corner, the Northwest Corner of the said 5.916 acre tract, the Northeast Corner of that ce tract of land described as Part of Lot 5, Kenwood Park Subdivision in the deed from Edward to Dwight Brown, et ux, dated August 10, 2009, recorded in Volume 5670, Page 171 of the R Records of Bowie County, Texas and the Southeast Corner of that certain tract of land describ 0.953 acres in the deed from Red River Employees Federal Credit Union to Danny Phillips, et August 28, 2009, recorded in Volume 5683, Page 177 of the Real Property Records of Bowie Texas;

THENCE North 00 degrees [illegible] minutes 49 seconds West [illegible] distance of [illegible] ong the W the said 5.916 acre tract [illegible] the East line of the said [illegible] 953 acre t [illegible] 144.19 feet al [illegible] inch steel found for a corner, the S[illegible]43 [illegible] east Corner of the said 05 [illegible] acre tract; [illegible]ial, to a 3/8 0.953 acre tract, lying in [illegible] and [illegible] West line of the said 5.910. acre tract; [illegible] Corner of [illegible] outh [illegible] 96 the Northeast [illegible] thes

THENCE South 89 degrees [illegible] minutes 39 seconds West a distance of 285.68 feet along the S the said 0.95 acre tract and the North line of the said 0.953 acre tract, to a 1/2 inch steel capped MTG 101011-00, found for a corner, the Southeast Corner of the said 0.95 acre tract Northwest Corner of the said 0.953 acre tract, lying in the East line of Lot 9, Classic Auto Pa recorded in Volume 4896, Page 41 of the Real Property Records of Bowie County, Texas, some of that certain tract of land described as 2.013 acres in the deed from FS Holdings, LLC to Enterprises, LLC dated March 26, 2018, recorded in Document No. 2018-00003121 of the Rea Records of Bowie County, Texas;

THENCE No[illegible] 00 degrees 33 [illegible] seconds [illegible] 145.56 feet a the said 0.[illegible] acre tract and minutes 56 [illegible]e of the [illegible] West a distance of [illegible] inch iron pipe corner, the [illegible]95 [illegible]uthwest Corner [illegible] the East lin[illegible] 8.104 ac[illegible] said Lot 9, to a 1 [illegible] found for [illegible] So[illegible] of the said [illegible] re tract, the Northe[illegible] the said 0. [illegible]ing on the East line of [illegible] Bounds Eas[illegible]e a dista[illegible] 243.42 feet alo the said 8.104 acre tract and the East line of the sa[illegible] Lot 9, [illegible] 2 inch steel r corner, the Northwest Corner of the said 8.104 acre t[illegible]ct, and[illegible]ace of [illegible] the We lying in the South right-of-way line of the said Interst[illegible]30, to a [illegible] ortheast Corner [illegible] od, found [illegible] [illegible] to the N[illegible] of the sai

THENCE North 67 degrees 00 mi[illegible] 28 seconds East[illegible] a distance of 10[illegible] along the N the said 8.104 acre tract, and t[illegible]uth right-of-way line of the said [illegible] 30, to a Typ TxDOT Right of Way Marke[illegible] minutes [illegible] 6.68 feet [illegible] Lot 1, and t the North line of the said 8.104[illegible]e So[illegible] tract, and the South right-of-way[illegible]terstate he said Interst[illegible] for [illegible] the said [illegible] 30; [illegible] acre [illegible] line of t[illegible]

THENCE North 67 degrees 11 minutes [illegible] seconds East a distan[illegible] of 636.58 feet along the No the said Lots 1 and 2, and the South[illegible]ht-of-way line of the [illegible] 9 1/2 inch steel rod, capped MTG 1010[illegible] rod, capped MTG 101011-00, found for[illegible]28 corner, the Northeast[illegible]ce of [illegible] Corner of Lot 3 of the said Richmond [illegible]rig[illegible]st Interstate 30, to a 1/2 in[illegible] [illegible] Corner of the said Lot 2, the [illegible]

THENCE [illegible] egrees [illegible]utes [illegible]2 seconds East the said, [illegible] the We[illegible] of the said Lot 3, to [illegible] found South 22 d[illegible] the So[illegible] min[illegible] Corner of the said Lot[illegible] distance of 259.13 feet along the Ea[illegible] lying in [illegible] Lot 2 and [illegible]ne of [illegible] 9 1/2 inch steel rod, capped MTG 1010[illegible] 8.104 acre tract; [illegible] r a corner, [illegible] utheast [illegible] t 2, the Southwest Corner of the said L

THENCE North 89 degrees [illegible]00 minutes 27 seconds East a distance of 454.63 feet alon[illegible] the No the said 8.104 acre tract, the South line of the said Lot 3, and the South line of Lot 1, Block of the said Richmond West Pavilion, to a 1/2 inch steel rod, capped [illegible], found for a corner, Northeast Corner of the said 8.104 acre tract, the Southeast Corner of the said Lot 1 lying in West line of the said 12.858 acre tract;

THENCE South [illegible]00 degrees [illegible] minutes 03 seconds East a distan[illegible] of 286.40 feet along the Ea the said 8.104 [illegible] 17.357 acr[illegible] and the West line of the said 1 [illegible] acre tract, to the point of begi and containing [illegible] es of land, at the time of this [illegible]

This description is based on the survey and plat made by Jeffrey A. Wood, Registered Professor Surveyor No. 6220, on November 19, 2019.

CERTIFICATE OF ENGINEER OR SURVEYOR

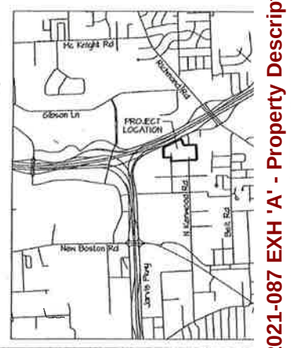
I, Jeffrey A. Wood, [illegible] duly registered Professional Land Surveyor in the State of Texas and that the plat of the described subdivision correctly reflects the results of a survey my supervision of the ground November 15, 2019 and that the [illegible] monuments are in place at points on the boundary of the subdivision shown on the subdivision plat of same, that there are no discrepancies, and that the subdivision is to be known as Classic Auto Park East, a Replat of Lots 1 and 2, Block No. 1, Richmond West Pavilion and 15.464 acres in part of the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas.

Jeffrey Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-Surveyor
Date: November 15, 2019

STATE OF TEXAS
JEFFREY A. WOOD
6220
REGISTERED PROFESSIONAL LAND SURVEYOR

Boundary Reference Markers Coordinate Table		
Northing	Easting	Name
7240219.0144	3313932.8055	BRM NO. 1
7240020.8757	3312994.1722	BRM NO. 2
7240728.8408	3312981.3812	BRM NO. 3
7241025.2978	3313368.3901	BRM NO. 4

Survey Reference Markers Coordinate Table			
Northing	Easting	Name	Description
7240219.4201	3313676.2253	SRM NO. 1	1/2" STEEL ROD
7240483.8278	3313818.8323		1/2" STEEL ROD
7240784.8415	3313677.5358	SRM NO. 2	1/2" STEEL ROD
		SRM NO. 3	



CLASSIC AUTO PARK EAST

REPLAT OF LOTS 1 & 2, BLOCK NO. 1, RICHMOND WEST PAVILION AND 15.464 ACRES IN PART OF THE GEORGE BRINLEE HEADRIGHT SURVEY, ABSTRACT 18 BOWIE COUNTY, TEXAS

Date	Revision Description

Drawn By: DR | Checked By: JW | Proj: 1860

5[illegible] RHILL
TEXARKANA, TEXAS 7
P 903 838 8533 | F 90
www.mtgengineering

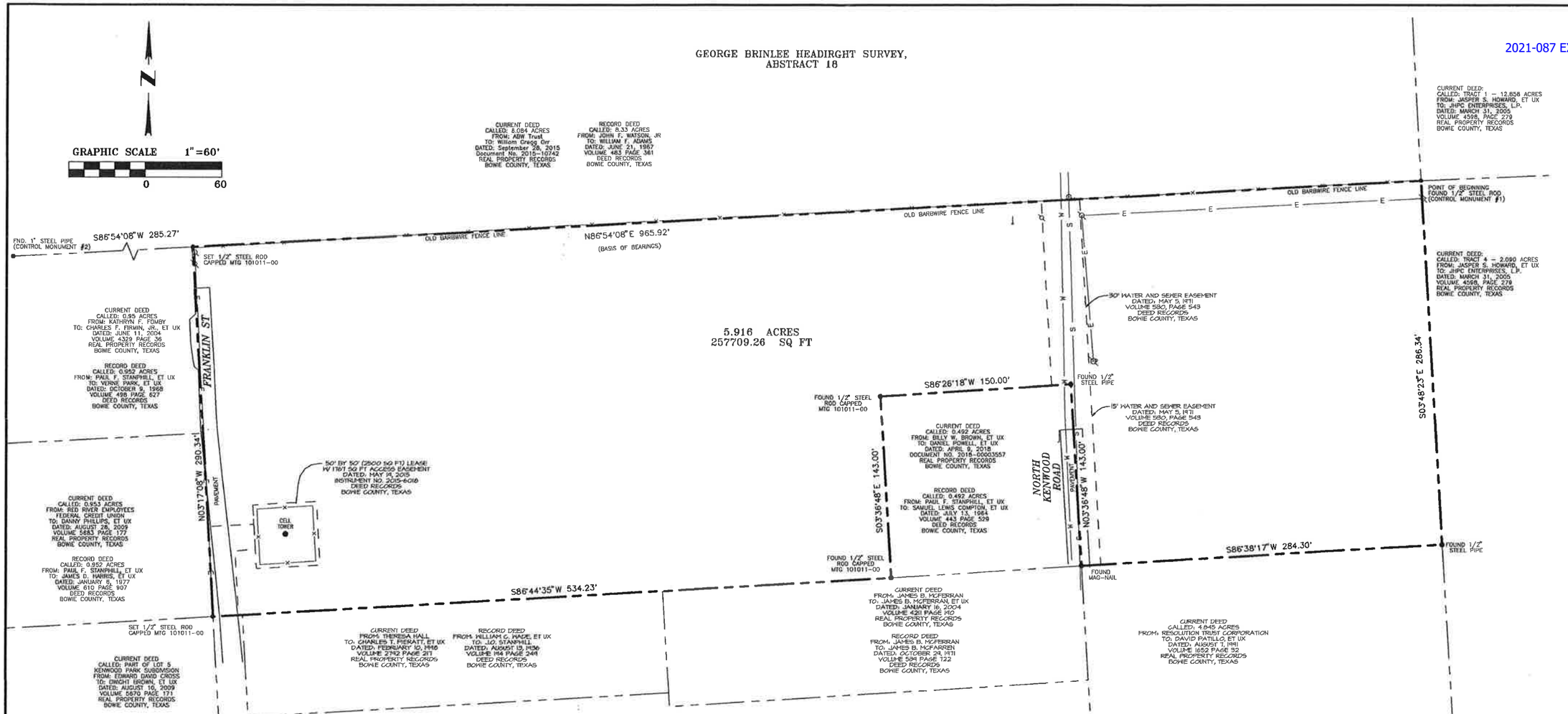
©MTG

Packet Pg. 17

Attachment: 2021-087 EXH 'A' - Property Description (3558 : 2021-087 ORD Closing and Abandoning 40' Street Right of Way of Franklin Street)

X:\2018 Projects\180634 Gregg Orr Master Planning and Rezoning\05 Engineering Design\Subdivision Platting\Subdivision...04.prc
Tue Dec 3, 2019 3:30PM

2021-087 EXH 'A'



LEGEND

- WATER METER
- WATER VALVE
- GAS METER
- POWER POLE
- GUY WIRE
- —W— WATER LINE
- —E— OVERHEAD ELECTRIC
- --S-- SANITARY SEWER

THE BEARINGS ARE BASED ON GRID NORTH WITHIN THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE", NAD83 (CORS96, EPOCH 2002.0), AT THE SURFACE, WITH A BEARING OF NORTH 86 DEGREES 54 MINUTES 08 SECONDS EAST. THE COMBINED SCALE FACTOR TO GO FROM SURFACE TO GRID IS 0.999880014398. THE FOLLOWING CONTROL MONUMENTS WERE USED TO ESTABLISH THE BASIS OF BEARINGS:

CONTROL MONUMENT #1	CONTROL MONUMENT #2
N = 7240505.2914	N = 7240437.6773
E = 3313926.3654	E = 3312676.9975

NOTE:
In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned. Subsurface and environmental conditions were not surveyed or examined or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property. Easement research was not done for this property by the surveyor, nor was a current title policy provided prior to this survey.

Property Description
5.916 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, being all of that certain tract of land described as 5.913 acres in deed from Jasper S. Howard, et ux, to Walnut Street Church of Christ, dated December 28, 1990, recorded in Volume 1636, Page 10 of the Real Property Records of Bowie County, Texas, same being described as 5.913 acres by deed of record from Paul F. Stanphill, et ux, to Jasper S. Howard, dated November 29, 1978, recorded in Volume 643, Page 248 of the Deed Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod found for a corner, the Northeast corner of the said 5.913 acre tract, the Southeast corner of that certain tract of land described as 8.084 acres in the deed from ABW Trust to William Gregg Orr, dated September 15, 2015, recorded in Document No. 2015-10742 of the Real Property Records of Bowie County, Texas, the Southwest Corner of that certain tract of land described as Tract 1 with 12.858 acres in the deed from Jasper S. Howard, et ux to JHPC Enterprises, L.P., dated March 31, 2005, recorded in Volume 4598, Page 279 of the Real Property Records of Bowie County, Texas, the Northwest Corner of that certain tract of land described as Tract 4 with 2.090 acres in the deed from Jasper S. Howard, et ux to JHPC Enterprises, L.P., dated March 31, 2005, recorded in Volume 4598, Page 279 of the Real Property Records of Bowie County, Texas,

THENCE South 03 degrees 48 minutes 23 seconds East a distance of 286.34 feet along the East line of the said 5.913 acre tract and the West line of the said 2.090 acre tract to a 1/2 inch steel pipe found for a corner, the Southeast corner of the said 5.913 acre tract, the Northeast corner of that certain tract of land described as 4.845 acres in the deed from the Resolution Trust Corporation to David Patillo, et ux, dated August 7, 1991, recorded in Volume 1652, Page 32 of the Real Property Records of Bowie County, Texas;

THENCE South 86 degrees 38 minutes 17 seconds West a distance of 284.30 feet along the South line of the said 5.913 acre tract and the North line of the said 4.845 acre tract to a MAG-Nail in asphalt found for a corner, an outside ell corner in the South line of the said 4.845 acre tract, the Southeast corner of that certain tract of land described as 0.492 acres in the deed from Billy W. Brown, et ux, to Daniel Powell, et ux, dated April 9, 2018, recorded in Document No. 2018-00003557 of the Real Property Records of Bowie County, Texas, same being described as 0.492 acres in the deed from Paul F. Stanphill, et ux, to Samuel Lewis Compton, et ux, dated July 13, 1964, recorded in Volume 443, Page 529 of the Deed Records of Bowie County, Texas, the Northeast corner of that certain tract of land described as James B. McFerran and to James B. McFerran, et ux, dated January 16, 2004, recorded in Volume 4211, Page 190 of the Real Property Records of Bowie County, Texas, same being described in the deed from James B. McFerran to James B. McFarren, dated October 29, 1971, recorded in Volume 539, Page 722 of the Deed Records of Bowie County, Texas;

THENCE North 03 degrees 36 minutes 48 seconds West a distance of 143.00 feet along the South line of the said 5.913 acre tract and the East line of the said 0.492 acre tract to a 1/2 inch steel pipe found for a corner, an inside ell corner of the said 0.492 acre tract, an inside ell corner of the said 5.913 acre tract;

THENCE South 86 degrees 26 minutes 18 seconds West a distance of 150.00 feet along the South line of the said 5.913 acre tract and the North line of the said 0.492 acre tract to a 1/2 inch steel rod found for a corner, capped MTG 101011-00, an inside ell corner of the said 5.913 acre tract, the Northwest corner of the said 0.492 acre tract;

THENCE South 03 degrees 36 minutes 48 seconds East a distance of 143.00 feet along the South line of the said 5.913 acre tract and the West line of the said 0.492 acre tract to a 1/2 inch steel rod found for a corner, capped MTG 101011-00, lying in the North line of the said McFerran tract, an outside ell corner of the said 5.913 acre tract, the Southwest corner of the said 0.492 acre tract;

THENCE South 86 degrees 44 minutes 35 seconds West a distance of 534.23 feet along the South line of the said 5.913 acre tract, the North line of the said McFerran tract, the North line of that certain tract of land described in the deed from Theresa Hall to Charles T. Pieratt, et ux, dated February 10, 1998, recorded in Volume 2792, Page 217 of the Real Property Records of Bowie County, Texas, being the same tract of land described in the deed from William C. Wade, et ux, to J.O. Stanphill, dated August 13, 1936, Recorded in Volume 194, Page 249 of the Deed Records of Bowie County, Texas, to a 1/2 inch steel rod set for a corner, capped MTG 101011-00, the Southwest corner of the said 5.913 acre tract, the Southeast corner of that certain tract of land described as 0.953 acres in the deed from Red River Employees Federal Credit Union to Danny Phillips, et ux, dated August 28, 2009, recorded in Volume 5683, Page 177 of the Real Property Records of Bowie County, Texas, being the same tract of land described as 0.952 acres in the deed form Paul F. Stanphill, et ux, to James D. Harris, et ux, dated January 6, 1977, recorded in Volume 610, Page 907 of the Deed Records of Bowie County, Texas, and the Northeast corner of that certain tract of land described as part corner of Lot 5 of the Kenwood Park Subdivision in the deed from Edward David Cross to Dwight Brown, et ux, dated August 10, 2009, recorded in Volume 5670 Page 171 of the Real Property Records of Bowie County, Texas;

THENCE North 03 degrees 17 minutes 08 seconds West a distance of 290.34 feet along the West line of the said 5.913 acre tract, the East line of the said 0.953 acre tract, and the East line of that certain tract of land described as 0.95 acres in the deed from Kathryn F. Fomby to Charles F. Firmin, Jr, et ux, dated June 11, 2004, recorded in Volume 4329, Page 36 of the Real Property Records of Bowie County, Texas, same being described as 0.952 acres by deed of record from Paul F. Stanphill, et ux, to Verne Park, et ux, dated October 9, 1968, recorded in Volume 498, Page 627 of the Deed records of Bowie County, Texas, to a 1/2 inch steel rod set for a corner, capped MTG 101011-00, lying in the South line of the said 8.084 acre tract, the Northwest corner of the said 5.913 acre tract, the Northeast corner of the said 0.95 acre tract, said corner bears South 86 degrees 54 minutes 08 seconds West a distance of 285.27 feet to a 1 inch steel pipe found for a corner, the Northwest corner of the said 0.95 acre tract, the Southwest corner of the said 8.084 acre tract;

THENCE North 86 degrees 54 minutes 08 seconds East a distance of 965.92 feet along the North line of the said 5.913 acre tract and the South line of the said 8.084 acre tract to the point of beginning and containing 5.916 acres of land, at the time of this survey.

SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON MAY 23, 2018. THAT THIS PLAT (MAP OR DRAWING) SUBSTANTIALLY COMPLIES WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, THERE ARE NO VISIBLE IMPROVEMENTS EXCEPT AS SHOWN ON THE SURVEY PLAT.

THIS PLAT IS FOR THE INTENDED USE OF GREGG ORR AS RELATES TO OWNERSHIP OR TRANSFER OF OWNERSHIP. THIS SURVEY IS NOT ASSIGNABLE OR TRANSFERABLE, MAY NOT BE REISSUED WITHOUT RE-SURVEY AND MAY BE VOID/INVALID SUBJECT TO CHANGES IN GOVERNANCE OR INTERPRETATIONS ISSUED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND MAY NOT BE COPIED OR PROVIDED TO OTHER PARTIES WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE UNDERSIGNED.

JEFFREY A. WOOD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6220, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: MAY 24, 2018
REVISED: JUNE 6, 2018

STATE OF TEXAS
REGISTERED
JEFFREY A. WOOD
#6220
PROFESSIONAL LAND SURVEYOR

BOUNDARY SURVEY

5.916 ACRES IN THE GEORGE BRINLEE HEADRIGHT SURVEY, ABSTRACT 18

FOR: GREGG ORR

Date	Revision/Description
6/6/18	Revised Description

Drawn By	Checked By	Project No.	Dwg. Date
CW	JW	166054	5/24/18

File No. | Sheet No.

MTG engineers & surveyors
5930 SUMMERHILL RD. | P.O. BOX 3786
TEXARKANA TEXAS 75501
P 903.838.8533 | F 903.832.4700
www.mtgengineers.com

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Attachment: 2021-087 EXH 'A' - Property Description (3558 : 2021-087 ORD Closing and Abandoning 40' Street Right of Way of Franklin Street)

...6 Projects\054- Kenwood Road- Gregg Orr\02 Surveying\Work\boundary combine
...r May 25, 2018 11:14 AM

CITY OF
TEXARKANA
Public Works Department
TEXAS
919 Elm Street
Texarkana, TX 75501
Phone (903) 798-3948
Fax (903) 792-6419

September 14th, 2021

City Departments and Utility Representatives

Re: Proposed Street Abandonment

The City of Texarkana, Texas has received a letter from Kayla Wood requesting the abandonment of an approximately 4800 SF section of Franklin Street originally dedicated to Classic East Subdivision.

Please refer to the attachments and provide any comments to me by September 28th, 2021 if you are in favor of abandonment and if your office will need an easement for any existing utilities.

Your prompt response is appreciated. If you have any questions, please contact me at my office or through email.

Sincerely,

Jonathan Wade, EIT, CFM
Associate City Engineer
Office: (903) 798-3251
Cell: (903) 908-2725
Jonathan.wade@txkusa.org

Attachment: 2021-087 ATTH 01 Memo To City Staff and Utility Companies (3558 : 2021-087 ORD Closing and Abandoning 40' Street Right of

CITY OF
TEXARKANA
TEXAS

2021-087 ATTH 01

P.O. Box 1967
Texarkana, TX 75504
Phone: (903) 798-3900

Application for Public R.O.W. Abandonment

Type:

X *Street* ___ *Alley* ___ *Other*

Purpose of Abandonment: To eliminate public access through development

Applicant/Agent Information:

Name: Kayla Wood

Address: 5930 Summerhill Road, Texarkana, TX 75503

Phone: ( ) 903-838-8533 Fax: ( ) 903-832-4700 Work E-mail: kwood@mtgengineers.com

Required Documents needed to proceed with review:

- ● Letter requesting abandonment
- ● Electronic Copy of plat/deed/plot plan showing requested abandonment
- ● Letter/Petition from all adjacent property owners agreeing to abandonment

Required Documents needed prior to City Council Meeting:

- ○ Abandonment release form signed by owner/applicant
- ○ Abandonment release form signed by adjacent land owners
- ● Legal Exhibit and Property Description of property being abandoned
- ● Application Fee

Note: Partial abandonment requests will not be accepted.

Kayla Wood	Kayla K Wood	8-24-21
Applicant's Printed Name	Applicant's Signature	Date

Application Fee: $750 Received by: _____

Application Fee Paid: _____ Receipt No.: _____

Attachment: 2021-087 ATTH 01 Memo To City Staff and Utility Companies (3558 : 2021-087 ORD Closing and Abandoning 40' Street Right of

The Gregg Orr AUTO COLLECTION

Acura Alfa Romeo BMW Buick Cadillac Chevrolet Chrysler Dodge
Honda INFINITI Jeep Kia Maserati Mazda Mercedes Porsche Ram Toyota
Gregg Orr Marine Gregg Orr Extreme Pre-Owned SuperCenters Classic Car Wash

2021-087 ATTH 01

EXCEEDING EXPECTATIONS

August 24, 2021

Dusty Henslee, Public Works Director
City of Texarkana
220 Texas Boulevard
Texarkana, TX 75503

Re: Franklin Street Right-of-Way

Dear Dusty,

Gregg Orr Auto would like to abandon the right-of-way of Franklin Street that was originally dedicated Classic East Subdivision in 2019.

Gregg Orr Auto owns both sides of the development and no longer wishes to have a city-maintained street inside its development perimeter. Instead, a gated fence to eliminate through access to Franklin would be provided for emergency egress and ingress.

The only other user of this street is the Verizon Tower who leases from Gregg Orr Auto. An access easement was provided in their original lease agreement that will still stand and be shown on further plats. Additionally, Verizon will have access to the gate at all times.

We understand that utility easements might still be required in this right-of-way location and understand that those utilities will need proper access at all times.

Please use this letter as the owner's request to abandon Franklin Right-of-Way on Classic Auto East Plat.

Sincerely,

Gregg Orr

Attachment: 2021-087 ATTH 01 Memo To City Staff and Utility Companies (3558 : 2021-087 ORD Closing and Abandoning 40' Street Right of

verizon

August 13, 2021

Dusty Henslee, Public Works Director
City of Texarkana
220 Texas Boulevard
Texarkana, TX 75503

Re: Franklin Street Right-of-Way

Dear Dusty,

It is our understanding that Gregg Orr would like to abandon the right-of-way of Franklin Street that was originally dedicated on the attached plat in 2019.

Verizon has a 50'x50' lease agreement with an access easement agreement that provides access to the edge of the subdivision and to the dedicated Franklin Street Right-of-Way.

If this access easement is not impinged and is still shown on the plat as per our original agreement, Verizon will agree to the right-of-way abandonment as requested.

Please use this letter as our agreement and consent to abandon Franklin Right-of-Way on Classic Auto East Plat.

Sincerely,

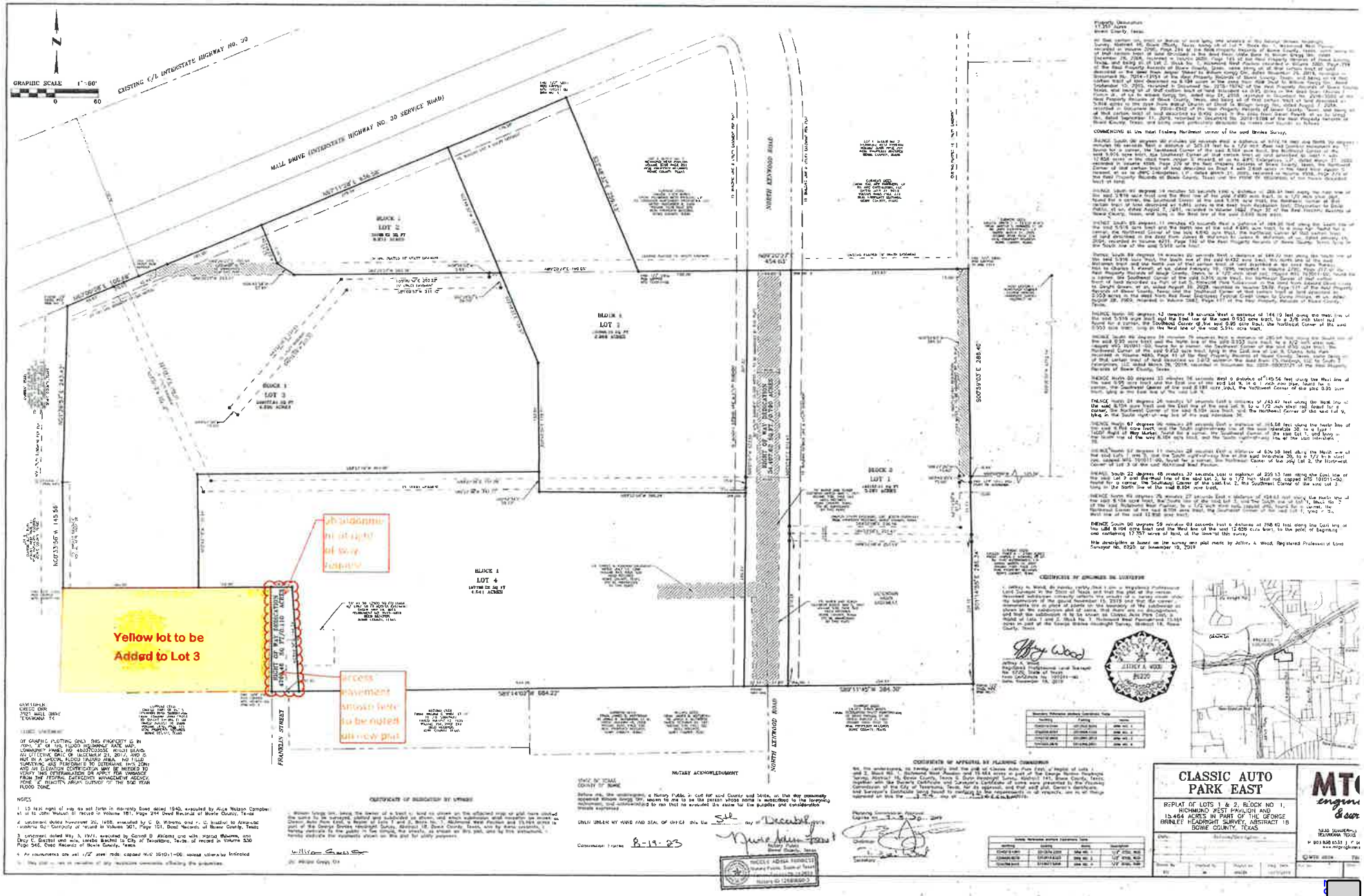
Lucas Conder (Aug 23, 2021 14:56 CDT)

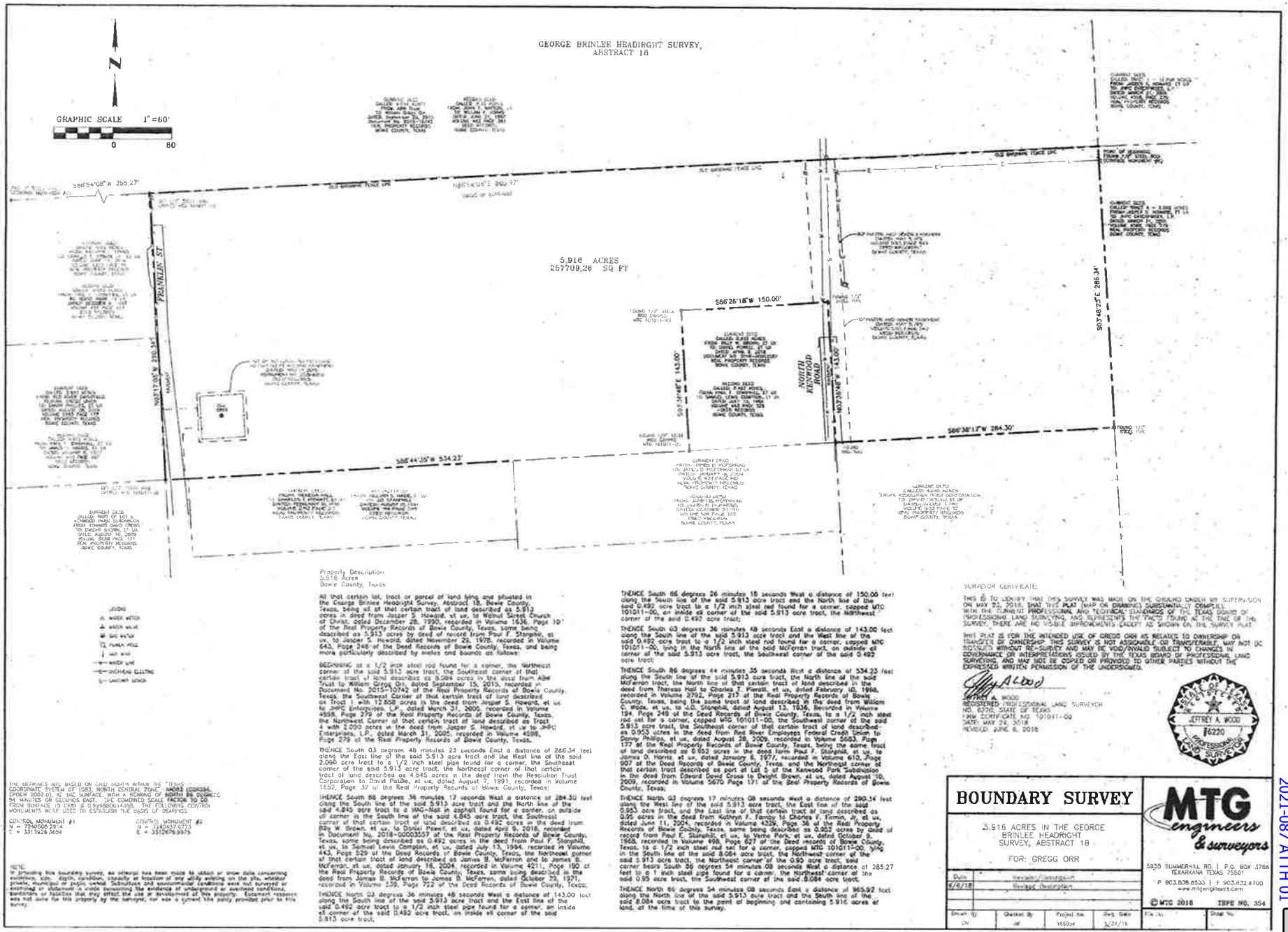
Sr. Real Estate Manager, Network

23/08/2021

Date

Attachment: 2021-087 ATTH 01 Memo To City Staff and Utility Companies (3558 : 2021-087 ORD Closing and Abandoning 40' Street Right of


GRAPHIC SCALE 1"=60'
EXISTING E/L INTERSTATE HIGHWAY NO. 30
MALL DRIVE (INTERSTATE HIGHWAY NO. 30 SERVICE Road)
NORTH KENWOOD ROAD
FRANKLIN STREET
KENWOOD ROAD
BLOCK 1 LOT 2
BLOCK 1 LOT 3
BLOCK 1 LOT 4
BLOCK 2 LOT 1
Yellow lot to be Added to Lot 3
access easement shown here to be noted on new plat
CLASSIC AUTO PARK EAST
REPLAT OF LOTS 1 & 2, BLOCK NO 1, RICHMOND WEST PAVILION AND 15.464 ACRES IN PART OF THE GEORGE ARNILEE HEADRIGHT SURVEY, ABSTRACT 18 BOWIE COUNTY, TEXAS



Property Description
5.916 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, being all of that certain tract of land described as 5.913 acres in deed from Jasper S. Howard, et ux, to Walnut Street Church of Christ, dated December 28, 1950, recorded in Volume 163G, Page 10 of the Real Property Records of Bowie County, Texas, same being described as 5.913 acres by deed of record from Paul F. Stanphill, et ux, to Jasper S. Howard, dated November 29, 1978, recorded in Volume 643, Page 248 of the Deed Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod found for a corner, the Northeast corner of the said 5.913 acre tract, the Southeast corner of that certain tract of land described as 0.084 acres in the deed from ABW Trust to William Grey Orr, dated September 15, 2015, recorded in Document No. 2015-10742 of the Real Property Records of Bowie County, Texas, the Southwest Corner of that certain tract of land described as Tract 1 with 12.858 acres in the deed from Jasper S. Howard, et ux to JHPC Enterprises, LP, dated March 31, 2005, recorded in Volume 4598, Page 279 of the Real Property Records of Bowie County, Texas, the Northwest Corner of that certain tract of land described as Tract 4 with 2.090 acres in the deed from Jasper S. Howard, et ux to JHPC Enterprises, LP, dated March 31, 2005, recorded in Volume 4598, Page 279 of the Real Property Records of Bowie County, Texas;

THENCE South 03 degrees 48 minutes 23 seconds East a distance of 286.34 feet along the East line of the said 5.913 acre tract and the West line of the said 2.090 acre tract to a 1/2 inch steel pipe found for a corner, the Southeast corner of the said 5.913 acre tract, the Northeast corner of that certain tract of land described as 4.845 acres in the deed from the Resolution Trust Corporation to David Patillo, et ux, dated August 7, 1991, recorded in Volume 1652, Page 32 of the Real Property Records of Bowie County, Texas;

THENCE South 86 degrees 36 minutes 17 seconds West a distance of 284.30 feet along the South line of the said 5.913 acre tract and the North line of the said 4.845 acre tract to a MAG-Nail in asphalt found for a corner, an outside ell corner in the South line of the said 4.845 acre tract, the Southeast corner of that certain tract of land described as 0.492 acres in the deed from Billy W. Brown, et ux, to Daniel Power, et ux, dated April 9, 2018, recorded in Document No. 2018-000003537 of the Real Property Records of Bowie County, Texas, same being described as 0.492 acres in the deed from Paul F. Stanphill, et ux, to Samuel Lewis Compton, et ux, dated July 13, 1964, recorded in Volume 443, Page 529 of the Deed Records of Bowie County, Texas, the Northeast corner of that certain tract of land described as James B. McFerron and to James B. McFerron, et ux, dated January 16, 2004, recorded in Volume 4211, Page 190 of the Real Property Records of Bowie County, Texas, same being described in the deed from James B. McFerron to James B. McFerron, dated October 20, 1971, recorded in Volume 239, Page 722 of the Deed Records of Bowie County, Texas;

THENCE North 03 degrees 36 minutes 48 seconds West a distance of 143.00 feet along the South line of the said 5.913 acre tract and the East line of the said 0.492 acre tract to a 1/2 inch steel pipe found for a corner, an inside ell corner of the said 0.492 acre tract, an inside ell corner of the said 5.913 acre tract;

THENCE South 86 degrees 26 minutes 18 seconds West a distance of 150.00 feet along the South line of the said 5.913 acre tract and the North line of the said 0.492 acre tract to a 1/2 inch steel rod found for a corner, capped MTG 101011-00, an inside ell corner of the said 5.913 acre tract, the Northwest corner of the said 0.492 acre tract;

THENCE South 03 degrees 36 minutes 48 seconds East a distance of 143.00 feet along the South line of the said 5.913 acre tract and the West line of the said 0.492 acre tract to a 1/2 inch steel rod found for a corner, capped MTG 101011-00, lying in the North Lot of the said McFerron tract, an outside ell corner of the said 5.913 acre tract, the Southeast corner of the said 0.492 acre tract;

THENCE South 86 degrees 44 minutes 35 seconds West a distance of 534.23 feet along the South line of the said 5.913 acre tract, the North line of the said McFerron tract, the North line of that certain tract of land described in the deed from Theresa Hall to Charles F. Pieratt, et ux, dated February 18, 1998, recorded in Volume 3762, Page 213 of the Real Property Records of Bowie County, Texas, being the same tract of land described in the deed from William C. Wade, et ux, to A.D. Campbell, dated August 13, 1936, Recorded in Volume 194, Page 249 of the Deed Records of Bowie County, Texas, to a 1/2 inch steel rod set for a corner, capped MTG 101011-00, the Southwest corner of the said 5.913 acre tract, the Southeast corner of that certain tract of land described as 0.953 acres in the deed from Red River Employees Federal Credit Union to Donny Phillips, et ux, dated August 28, 2009, recorded in Volume 5663, Page 177 of the Real Property Records of Bowie County, Texas, being the same tract of land described as 0.952 acres in the deed form Paul F. Stanphill, et ux, to James O. Harris, et ux, dated January 6, 1977, recorded in Volume 610, Page 907 of the Deed Records of Bowie County, Texas, and the Northeast corner of that certain tract described as part of Lot 5 of the Kenwood Park Subdivision in the deed from Edward David Cross to Dwight Brown, et ux, dated August 10, 2009, recorded in Volume 5670 Page 171 of the Real Property Records of Bowie County, Texas;

THENCE North 03 degrees 17 minutes 08 seconds west a distance of 290.14 feet along the West line of the said 5.913 acre tract, the East line of the said 0.953 acre tract, and the East line of that certain tract of land described as 0.95 acres in the deed from Kathryn F. Family to Charles F. Firmin, Jr, et ux, dated June 11, 2004, recorded in Volume 4329, Page 38 of the Real Property Records of Bowie County, Texas, same being described as 0.952 acres by deed of record from Paul E. Stanphill, et ux, to Verte Park, et ux, dated October 9, 1968, recorded in Volume 498, Page 627 of the Deed records of Bowie County, Texas, to a 1/2 inch steel rod set for a corner, capped MTG 101011-00, lying in the South line of the said 8.084 acre tract, the Northwest corner of the said 5.913 acre tract, the Northeast corner of the 0.95 acre tract, said corner bears South 86 degrees 54 minutes 08 seconds West a distance of 285.27 feet to a 1 inch steel pipe found for a corner, the Northeast corner of the said 0.95 acre tract, the Southwest corner of the said 8.084 acre tract;

THENCE North 86 degrees 54 minutes 08 seconds East a distance of 865.92 feet along the North line of the said 5.913 acre tract and the South line of the said 8.084 acre tract to the point of beginning and containing 5.916 acres of land, at the time of this survey.

SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON MAY 23, 2018; THAT THIS PLAT (MAP OR DRAWING) SUBSTANTIALLY COMPLIES WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY; THERE ARE NO VISIBLE IMPROVEMENTS EXCEPT AS SHOWN ON THE SURVEY PLAT.

THIS PLAT IS FOR THE INTENDED USE OF GREGG ORR AS RELATES TO OWNERSHIP OR TRANSFER OF OWNERSHIP. THIS SURVEY IS NOT ASSIGNABLE OR TRANSFERABLE, MAY NOT BE RELIED WITHOUT RE-SURVEY AND MAY BE VOID/INVALID SUBJECT TO CHANGES IN GOVERNANCE OR INTERPRETATIONS ISSUED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND MAY NOT BE COPIED OR PROVIDED TO OTHER PARTIES WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE UNDERSIGNED.

JEFFREY A. WOOD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6220, STATE OF TEXAS
MTG CERTIFICATE NO. 101011-00
DATE: MAY 24, 2018
REVISED: JUNE 6, 2018

STATE OF TEXAS
JEFFREY A. WOOD
6220
REGISTERED PROFESSIONAL LAND SURVEYOR

THE BEARINGS ARE BASED ON GRID NORTH WITHIN THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, NAD83 (CORS96, EPOCH 2002.0), AT THE SURFACE, WITH A BEARING OF NORTH 89 DEGREES 54 MINUTES 08 SECONDS EAST. THE COMBINED SCALE FACTOR TO GO FROM SURFACE TO GRID IS 0.99988001143SS. THE FOLLOWING CONTROL MONUMENTS WERE USED TO ESTABLISH THE BASIS OF BEARINGS:

CONTROL MONUMENT #1
N = 7290505.2914
E = 3313928.3624

CONTROL MONUMENT #2
N = 7290437.6775
E = 3312678.3979

NOTE:
In preparing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned. Subsurface and environmental conditions were not surveyed or examined or addressed in a review concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property. Easement research was not done for this property by the surveyor, nor was a current title policy provided prior to this survey.

BOUNDARY SURVEY

5.916 ACRES IN THE GEORGE BRINLEE HEADRIGHT SURVEY, ABSTRACT 18

FOR: GREGG ORR

Date	Revision / Description
6/6/18	Revised Description

Drawn By	Checked By	Project No.	Orig. Date	File No.	Sheet No.
DN	JW	160604	5/24/18		

MTG engineers & surveyors
5930 SUMMERHILL RD. | P.O. BOX 3786
TEXARKANA TEXAS 75501
P 903.838.8533 | F 903.832.4700
www.mtgengineers.com
© MTG 2018 TBPE NO. 356

CITY OF
TEXARKANA
Public Works Department TEXAS
919 Elm Street
Texarkana, TX 75501
Phone (903) 798-3944
Fax (903) 792-6419

Date: September 16, 2021

To: File

From: Jonathan Wade, EIT, CFM, Associate City Engineer

Re: ROW Abandonment of 40' Street Right of Way of Franklin Street Originally Dedicated To Classic East Subdivision

Comments are as follows:

1. TWU – 40' wide easement requested within abandonment area
2. Fire – No comments
3. Centerpoint – No comments
4. Police – No comments
5. Public Works – No issues
6. Windstream Communications – No comments
7. Electric:
   AEP/SWEPCO – 20' wide easement requested within abandonment area
   REA – No comments
   Bowie Cass – No Comments
8. Sparklight – No comments

Staff recommends for the approval of the abandonment of the right-of-way and retainment of utility easements.

Attachment: 2021-087 ATTH 02 Staff and Utility Comments and Approvals (3558 : 2021-087 ORD Closing and Abandoning 40' Street Right of

Texarkana Water Utilities
801 Wood Street, P.O. Box 2008, Texarkana, Texas 75504
(903) 798-3800 Phone
711 TTY
(903) 791-0724 Fax

MEMORANDUM

To: Jonathan Wade, EIT, CFM, Associate City Engineer, City of Texarkana, Texas

From: Gary L. Smith, P.E., Interim Executive Director, TWU

Date: September 14, 2021

Re: **Franklin Street Right-of-way Abandonment – 4,800' SF section of Franklin Street originally dedicated to Classic East Subdivision**

The Utility staff has reviewed the above referenced request for a right-of-way abandonment and has the following comments:

1. There is an existing six-inch (6") water main and an existing six-inch (6") sanitary sewer main in the street right-of-way.
2. The Utility does not oppose the abandonment of the right-of-way if a utility easement is retained over the width of the existing street right-of-way.
3. The size and location of the existing water and sewer mains have not been field verified. The developer's representative shall field verify the size and location of the existing utilities before any construction.

If you should have any questions or require further information, please do not hesitate to contact me. Thank you.

cc: Kenny Icenhower, P.E., Design Engineer, TWU
Bill Moss, GIS Technician, TWU

Attachment: 2021-087 ATTH 02 Staff and Utility Comments and Approvals (3558 : 2021-087 ORD Closing and Abandoning 40' Street Right of

TEX-Wade, Jonathan

From: TWU-Smith, Gary
Sent: Tuesday, September 14, 2021 4:22 PM
To: TEX-Wade, Jonathan; TWU-Akard, Teresa; TWU-Icenhower, Kenny; TWU-Moss, Bill; TWU-White, Pamela
Subject: FW: Proposed Franklin St Abandonment
Attachments: Franklin St ROW Abandonment.pdf; MEMO Franklin St ROW Abandonment.pdf; Franklin St ROW Abandonment.doc

Jonathan,

Attached is our review. Thanks

Gary

From: TEX-Wade, Jonathan <Jonathan.Wade@txkusa.org>
Sent: Tuesday, September 14, 2021 8:12 AM
To: michael.a.latham@windstream.com; chris.jackson@windstream.com; joe.langley@sparklight.biz; Dusty Wiley <dwwiley@aep.com>; Zac Pianalto <zspianalto@aep.com>; diane.engelkes@centerpointenergy.com; Brooks, Brandon D <Brandon.Brooks@centerpointenergy.com>; Ronnie.Watkins@centerpointenergy.com; rick.syphers@cableone.biz; mpollard@swrea.com; gregr@bcec.com; todc@bcec.com; rexa@bcec.com; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Smith, Gary <gsmith@txkusa.org>; TTPD-Schutte, Kevin <Schutte@txkusa.org>; TTFD-Schlotter, Eric <schlottere@txkusa.org>; Jeff Tollett (jtollett@swrea.com) <jtollett@swrea.com>; David Plunk <dplunk@swrea.com>; Miller, William Jarrod <WJMiller@wm.com>
Subject: Proposed Franklin St Abandonment

All,

The City has received a request to abandon a portion of Franklin St originally dedicated to Classic East Subdivision. Please review the attached documents and provide me with your comments. If you have any questions, feel free to contact me at any time.

Thank you,

Jonathan Wade, EIT, CFM
Associate City Engineer
City of Texarkana, Texas
Office: (903) 798-3251
Cell: (903) 908-2725
Email: Jonathan.Wade@txkusa.org

Attachment: 2021-087 ATTH 02 Staff and Utility Comments and Approvals (3558 : 2021-087 ORD Closing and Abandoning 40' Street Right of

TEX-Wade, Jonathan

From: Zac Pianalto <zspianalto@aep.com>
Sent: Tuesday, September 14, 2021 12:09 PM
To: TEX-Wade, Jonathan; Kayla Wood
Cc: Dusty Wiley
Subject: RE: Proposed Franklin St Abandonment
Attachments: Orr Marine CTR Recorded Easement.pdf; Orr 20ft addition.pdf

CAUTION: This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jonathan,

SWEPCO is in favor of the closing the street as long as we can maintain access to the power lines on the property. SWEPCO requires a 20' wide easement in the area where the Franklin street will be abandon. We have an existing 10'X10' Easement where a pole was recently add to serve the Corporate Meeting Building in Spring of 2020.

Thank you,
Zac

SOUTHWESTERN ELECTRIC POWER COMPANY
ZAC PIANALTO | ENGINEER
ZSPIANALTO@AEP.COM | D:903.223.5731 | C:903.826.5027
3708 W 7TH ST, TEXARKANA, TX 75501-6324

From: TEX-Wade, Jonathan <Jonathan.Wade@txkusa.org>
Sent: Tuesday, September 14, 2021 8:12 AM
To: michael.a.latham@windstream.com; chris.jackson@windstream.com; joe.langley@sparklight.biz; Dusty Wiley <dwwiley@aep.com>; Zac Pianalto <zspianalto@aep.com>; diane.engelkes@centerpointenergy.com; Brooks, Brandon D <Brandon.Brooks@centerpointenergy.com>; Ronnie.Watkins@centerpointenergy.com; rick.syphers@cableone.biz; mpollard@swrea.com; gregr@bcec.com; todc@bcec.com; rexa@bcec.com; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Smith, Gary <gsmith@txkusa.org>; TTPD-Schutte, Kevin <Schutte@txkusa.org>; TTFD-Schlotter, Eric <schlottere@txkusa.org>; Jeff Tollett (jtollett@swrea.com) <jtollett@swrea.com>; David Plunk <dplunk@swrea.com>; Miller, William Jarrod <WJMiller@wm.com>
Subject: [EXTERNAL] Proposed Franklin St Abandonment

This is an **EXTERNAL** email. **STOP**. **THINK** before you CLICK links or OPEN attachments. If suspicious please click the '**Report to Incidents**' button in Outlook or forward to incidents@aep.com from a mobile device.

All,

The City has received a request to abandon a portion of Franklin St originally dedicated to Classic East Subdivision. Please review the attached documents and provide me with your comments. If you have any questions, feel free to contact me at any time.

Thank you,

Jonathan Wade, EIT, CFM
Associate City Engineer

Attachment: 2021-087 ATTH 02 Staff and Utility Comments and Approvals (3558 : 2021-087 ORD Closing and Abandoning 40' Street Right of

City of Texarkana, Texas
Office: (903) 798-3251
Cell: (903) 908-2725
Email: Jonathan.Wade@txkusa.org

Attachment: 2021-087 ATTH 02 Staff and Utility Comments and Approvals (3558 : 2021-087 ORD Closing and Abandoning 40' Street Right of

2020-00004478 EASE Total Pages: 7

T20-025
TX200667

RIGHT OF WAY AND EASEMENT

STATE OF TEXAS

COUNTY OF BOWIE

GRANTOR William Gregg Orr, 4333 Mall Dr, Texarkana, Bowie County, TX 75503 in consideration of one dollar, paid, and other good and valuable considerations, receipt of which is acknowledged, have and by these presents do grant and convey unto GRANTEE, Southwestern Electric Power Company (hereinafter referred to as "Grantee") a Delaware corporation, whose address is 428 Travis Street, P.O. Box 21106, Shreveport, LA 71156, its associated and allied companies and their respective successors and assigns, herein referred to as GRANTEE, a perpetual right of way and easement 10 feet in width and 30 feet in width over and through a part of the following described property:

All that certain tract or parcel of land situated in the George Brinlee Headright Survey, Abstract No. 18, Bowie County, Texas being more particularly described in a Warranty Deed dated 5/24/2018 from Charles F. Firmin and Judie Firmin to William Gregg Orr and recorded as Instrument#2018-00005503 in the Deed Records of Bowie County, Texas.

Said right of way and easement is described in Exhibit "A" attached hereto and made a part hereof.

With the right to construct, reconstruct, repair, replace, change the size and capacity of, modify, operate, maintain, inspect, remove, a line or lines of underground and/or overhead facilities, including, but not limited to, poles, structures, wires, cables, conduits, guys, anchors, and other fixtures and equipment as the GRANTEE may from time to time require for the distribution of electric current, and other forms of energy, and for the transmission or communication of data, audio and video information. Together with the right of ingress and egress to said right of way and easement at all times with equipment and personnel across GRANTOR'S lands for the purpose of constructing, operating and maintaining said lines and related facilities and making all necessary repairs, alterations or removal of any of its property placed thereon, provided that GRANTEE shall repair, replace, or pay for actual damages which may be the result of construction, maintenance and operation of its facilities. GRANTOR shall not construct nor permit to be constructed, any structure or building of any type or nature, including swimming pools, on or adjacent to said easement right of way that would prevent the use or endanger the said facilities or that would cause a violation of the National Electric Safety Code. In addition, the GRANTEE may trim, treat, cut down, or remove any trees, growth and vegetation without incurring damages (within the right of way or which could grow into the right of way) which may interfere with GRANTEE'S lines and other facilities.

To have and hold the above described easement and rights unto the GRANTEE, its successors and assigns, forever or until said right of way and easement is finally abandoned.

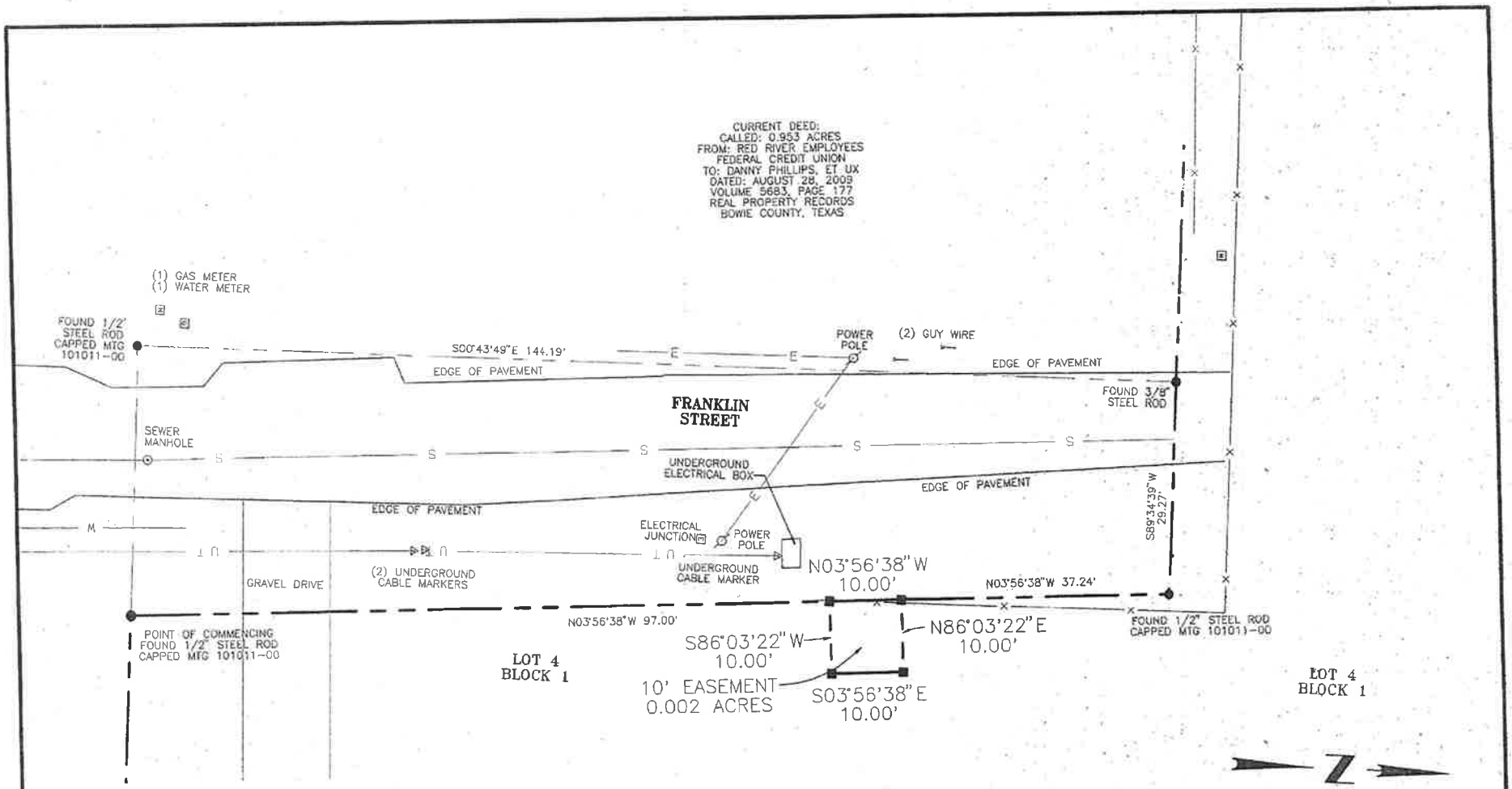
SIGNED AND DATED, this 13th day of May, 2020.

WITNESS:

William Gregg Orr

Work Order No. DST0105692

Attachment: 2021-087 ATTH 02 Staff and Utility Comments and Approvals (3558 : 2021-087 ORD Closing and Abandoning 40' Street Right of



NOTE:
1. ALL BEARINGS AND DISTANCES ARE SHOWN AS RECORD AND MEASURED.
2. SEE PAGE 2 FOR PROPERTY DESCRIPTION OF THE EASEMENT.

SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON APRIL 3, 2020, THAT THIS PLAT (MAP OR DRAWING) SUBSTANTIALLY COMPLIES WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE ARE NO VISIBLE IMPROVEMENTS EXCEPT AS SHOWN ON THE SURVEY PLAT.

THIS PLAT IS FOR THE INTENDED USE OF SWEPCO, AS RELATES TO OWNERSHIP OR TRANSFER OF OWNERSHIP. THIS SURVEY IS NOT ASSIGNABLE OR TRANSFERABLE, MAY NOT BE REISSUED WITHOUT RE-SURVEY AND MAY BE VOID/INVALID SUBJECT TO CHANGES IN GOVERNANCE OR INTERPRETATIONS ISSUED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND MAY NOT BE COPIED OR PROVIDED TO OTHER PARTIES WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE UNDERSIGNED.

JEFFREY A. WOOD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6220, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: MAY 11, 2020

STATE OF TEXAS
REGISTERED
JEFFREY A. WOOD
#6220
PROFESSIONAL LAND SURVEYOR

10' UTILITY EASEMENT

LOT 4, BLOCK 1
CLASSIC AUTO PARK EAST
BOWIE COUNTY, TEXAS

Date	Revision/Description

Drawn By	Checked By	Project No.	Dwg. Date
DC	JW	202051	4/3/2020

MTG engineers & surveyors
5930 SUMMERHILL RD.
TEXARKANA TEXAS 75503
P 903.838.8533
www.mtgengineers.com

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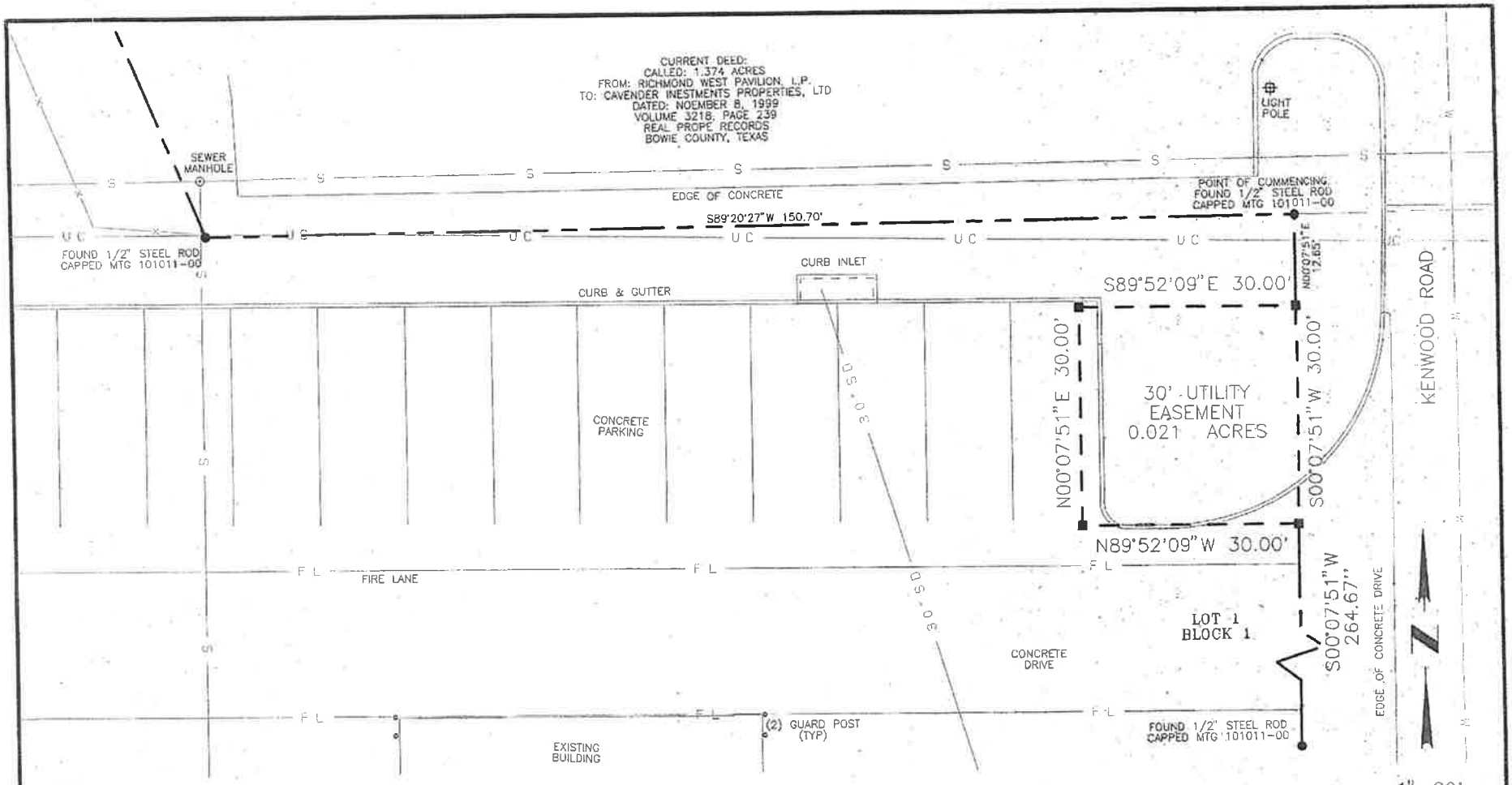
EXHIBIT A | Sheet No. 1 OF 2

X:\2020 Projects\202051 SWEPCO Gregg ORR Marine\202051.pro
Mon May 11, 2020 1:07PM



NOTE:
1. ALL BEARINGS AND DISTANCES ARE SHOWN AS RECORD AND MEASURED.
2. SEE PAGE 2 FOR PROPERTY DESCRIPTION OF THE EASEMENT.

SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON APRIL 3, 2020. THAT THIS PLAT (MAP OR DRAWING) SUBSTANTIALLY COMPLIES WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, THERE ARE NO VISIBLE IMPROVEMENTS EXCEPT AS SHOWN ON THE SURVEY PLAT.

THIS PLAT IS FOR THE INTENDED USE OF SWEPCO, AS RELATES TO OWNERSHIP OR TRANSFER OF OWNERSHIP. THIS SURVEY IS NOT ASSIGNABLE OR TRANSFERABLE, MAY NOT BE REISSUED WITHOUT RE-SURVEY AND MAY BE VOID/INVALID SUBJECT TO CHANGES IN GOVERNANCE OR INTERPRETATIONS ISSUED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND MAY NOT BE COPIED OR PROVIDED TO OTHER PARTIES WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE UNDERSIGNED.

JEFFREY A. WOOD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6220, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: APRIL 3, 2020

STATE OF TEXAS
REGISTERED
JEFFREY A. WOOD
#6220
PROFESSIONAL
LAND SURVEYOR

30' UTILITY EASEMENT

LOT 1, BLOCK 1
CLASSIC AUTO PARK EAST
BOWIE COUNTY, TEXAS

Date	Revision/Description

Drawn By	Checked By	Project No.	Dwg. Date
DC	JW	202051	4/3/2020

EXHIBIT A

Sheet No. 1 OF 2

MTG engineers & surveyors
5430 SUMMERHILL RD.
TEXARKANA TEXAS 75503
P 903.838.8533
www.mtgengineers.com

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X:\2020 Projects\202051 SWEPCO Gregg ORR Marine\202051.pro
Fri Apr 17, 2020 7:34AM

THE STATE OF TEXAS

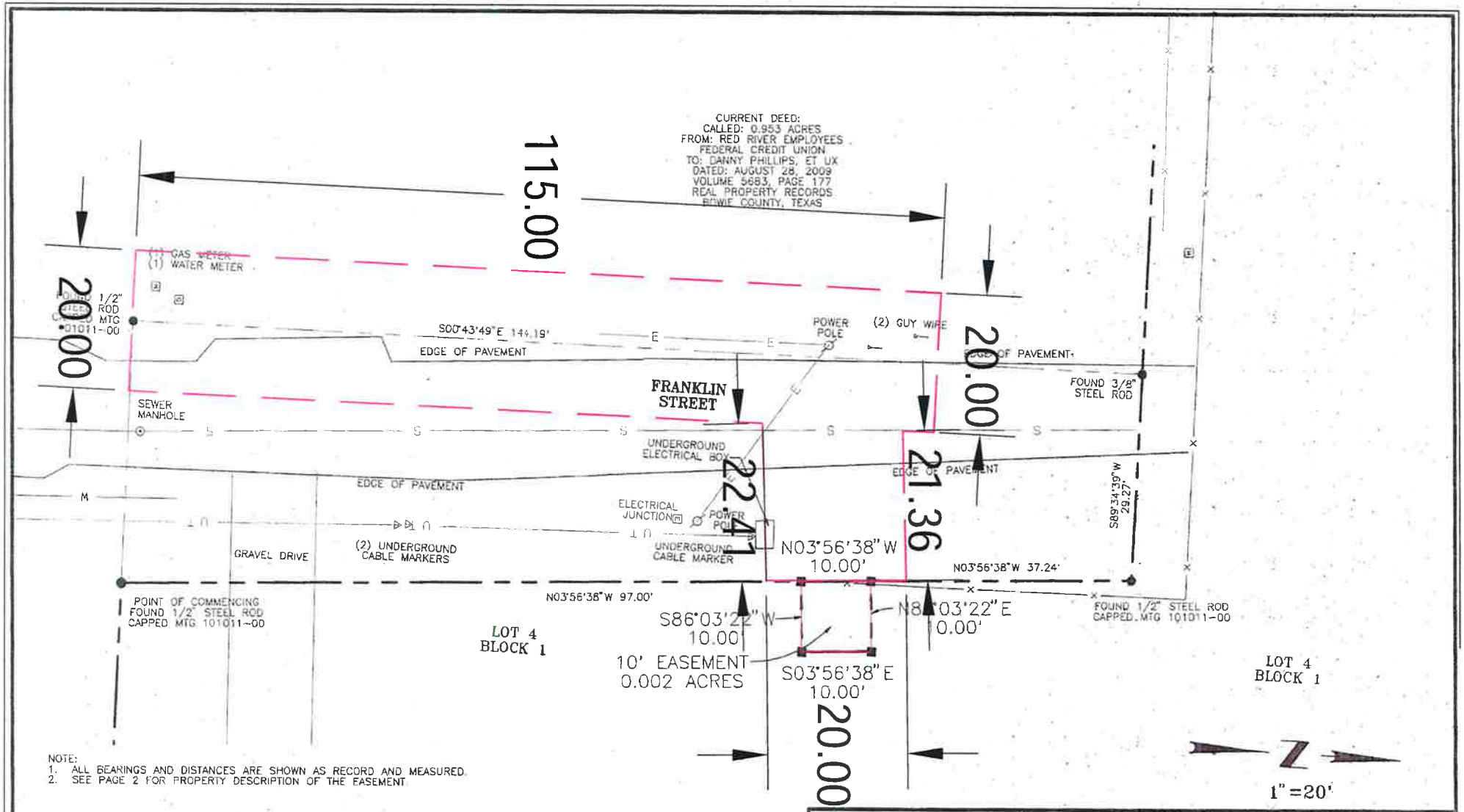
COUNTY OF BOWIE

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Bowie County, Texas.

2020-00004478 EASE
05/15/2020 09:19:22 AM Total Fees: $46.00

Tina Petty, County Clerk
Bowie County, Texas

Attachment: 2021-087 ATTH 02 Staff and Utility Comments and Approvals (3558 : 2021-087 ORD Closing and Abandoning 40' Street Right of



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JEFFREY A. WOOD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6220, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: MAY 11, 2020

STATE OF TEXAS
REGISTERED
JEFFREY A. WOOD
#6220
PROFESSIONAL
LAND SURVEYOR

10' UTILITY EASEMENT

LOT 4, BLOCK 1
CLASSIC AUTO PARK EAST
BOWIE COUNTY, TEXAS

Date	Revision/Description

Drawn By	Checked By	Project No.	Dwg. Date
DC	JW	20205†	4/3/2020

MTG engineers & surveyors
5430 SUMMERHILL RD.
TEXARKANA TEXAS 75503
P 903.838.8533
www.mtgengineers.com

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EXHIBIT A | Sheet No. 1 OF 2

TEX-Wade, Jonathan

From: Tod Corbin <todc@bcec.com>
Sent: Tuesday, September 14, 2021 8:39 AM
To: TEX-Wade, Jonathan
Subject: RE: Proposed Franklin St Abandonment

CAUTION: This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Wade,
Bowie-Cass Electric has no comment on the proposed Franklin St. Abandonment request.
Tod Corbin
Bowie-Cass Electric Cooperative, Inc.

From: TEX-Wade, Jonathan [mailto:Jonathan.Wade@txkusa.org]
Sent: Tuesday, September 14, 2021 8:12 AM
To: michael.a.latham@windstream.com; chris.jackson@windstream.com; joe.langley@sparklight.biz; Dusty Wiley; Zac Pianalto; diane.engelkes@centerpointenergy.com; Brooks, Brandon D; Ronnie.Watkins@centerpointenergy.com; rick.syphers@cableone.biz; mpollard@swrea.com; Greg D. Russell; Tod Corbin; rexa@bcec.com; TWU-Smith, Gary; TWU-Smith, Gary; TTPD-Schutte, Kevin; TTFD-Schlotter, Eric; Jeff Tollett (jtollett@swrea.com); David Plunk; Miller, William Jarrod
Subject: Proposed Franklin St Abandonment

All,

The City has received a request to abandon a portion of Franklin St originally dedicated to Classic East Subdivision. Please review the attached documents and provide me with your comments. If you have any questions, feel free to contact me at any time.

Thank you,

Jonathan Wade, EIT, CFM
Associate City Engineer
City of Texarkana, Texas
Office: (903) 798-3251
Cell: (903) 908-2725
Email: Jonathan.Wade@txkusa.org

Attachment: 2021-087 ATTH 02 Staff and Utility Comments and Approvals (3558 : 2021-087 ORD Closing and Abandoning 40' Street Right of

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☐ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☐ Provide Courteous & Responsive Customer Service ☐ Model a Positive City Image ☐ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☐ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

(Insert Text Here/or say "NONE")

Resource Impact:

Staff time required if item is approved:	Select One By Clicking Here

Other Potential Impacts:

List or say "NONE APPLICABLE"

Public Information Plan:

☐	Newspaper Notice (Required by Statute)	☐	Public Hearing (Required by Statute)
☐	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☐	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☐	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	

Other:

Attachment: Goals and Perspectives (3558 : 2021-087 ORD Closing and Abandoning 40' Street Right of Way of Franklin Street)

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 9/22/2021 1:12 PM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	Ordinance No. 2021-088 rezoning a 0.48-acre tract of land (being Tract 49) in the Howard Etheridge HRS, A-182, located at 1801 Waterall Street. Single Family-2 to Neighborhood Service. Knights of Columbus, owner, Kevin DuPree, agent.		

Briefing: 10/11/2021 **Public Hearing:** 10/11/2021 **Council Vote:** 10/11/2021

Item Schedule

Schedule 2: Brief once - vote once (two weeks)

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Knights of Columbus, Kevin Dupree, agent, to rezone a 0.48-acre tract of land (being Tract 49) in the Howard Etheridge HRS, A-182, located at 1801 Waterall Street from Single Family-2 to Neighborhood Service. The proposed use is an event center. The property is currently the Knights of Columbus Hall and Meeting Center.

The adjacent zoning is Commercial to the north, Industrial-1 to the east, Single Family-2 to the west and south. The adjacent land use is commercial business to the north and east and vacant property to the south and a veterans meeting hall to the west.

The existing building is non-conforming. The Knights of Columbus used this property for years for meetings and events. The property is being sold and therefore zoning is required to conform with the new use. The plan by the new owner is an event center. Therefore, staff recommends for approval of this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

All notification and application requirements have been met to consider this request.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

The Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for approval of this request.

Advisory Board/Committee Meeting Date and Minutes:

September 7, 2021

Attachments

a. 2021-088 ORD rezoning 1801 Waterall St (DOCX)
b. 2021-088 EXH 'A'(Legal Description) (PDF)
c. 2021-088 ATTH 01 (Maps) (PDF)
d. 2021-088 Goals & Perspective (DOCX)

Staff Coordination

Building Code Administration		Mashell Daniel	Review	Completed 09/21/2021 4:05 PM
City Manager	David Orr	Review	Completed	09/22/2021 1:50 PM
City Council	Vicky Coopwood	Meeting	Completed	09/27/2021 6:00 PM

Meeting History

09/27/21 City Council MOVED FORWARD Next: 10/11/21
Mashell Daniel briefed this agenda item.

Z-21-21

ORDINANCE NO. 2021-088

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING A 0.48-ACRE TRACT OF LAND (BEING TRACT 49) IN THE HOWARD ETHERIDGE HRS, A-182, LOCATED AT 1801 WATERALL STREET IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM SINGLE FAMILY-2 TO NEIGHBORHOOD SERVICE; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the Zoning Ordinance of the City of Texarkana, Texas, to rezone **a 0.48-acre tract of land (being Tract 49) in the Howard Etheridge HRS, A-182 ("Exhibit 'A'), located at 1801 Waterall Street** in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Neighborhood Service;** and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted unanimously five (5) to zero (0) to recommend the application for rezoning from Single Family-2 to Neighborhood Service on a 0.48-acre tract of land (being Tract 49) in the Howard Etheridge HRS, A-182 ("Exhibit 'A'), located at 1801 Waterall Street** to the City Council of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that rezoning the property from **Single Family-2 to Neighborhood Service** is in the best interest of the public health, safety, morals and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be and is hereby further amended to rezone a 0.48-acre tract of land (being Tract 49) in the Howard Etheridge HRS, A-182 (**Exhibit 'A'**), located at 1801 Waterall Street in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Neighborhood Service.**

Attachment: 2021-088 ORD rezoning 1801 Waterall St (3559 : 2021-088 rezoning 1801 Waterall SF-2 to NS)

SECTION 2: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval.

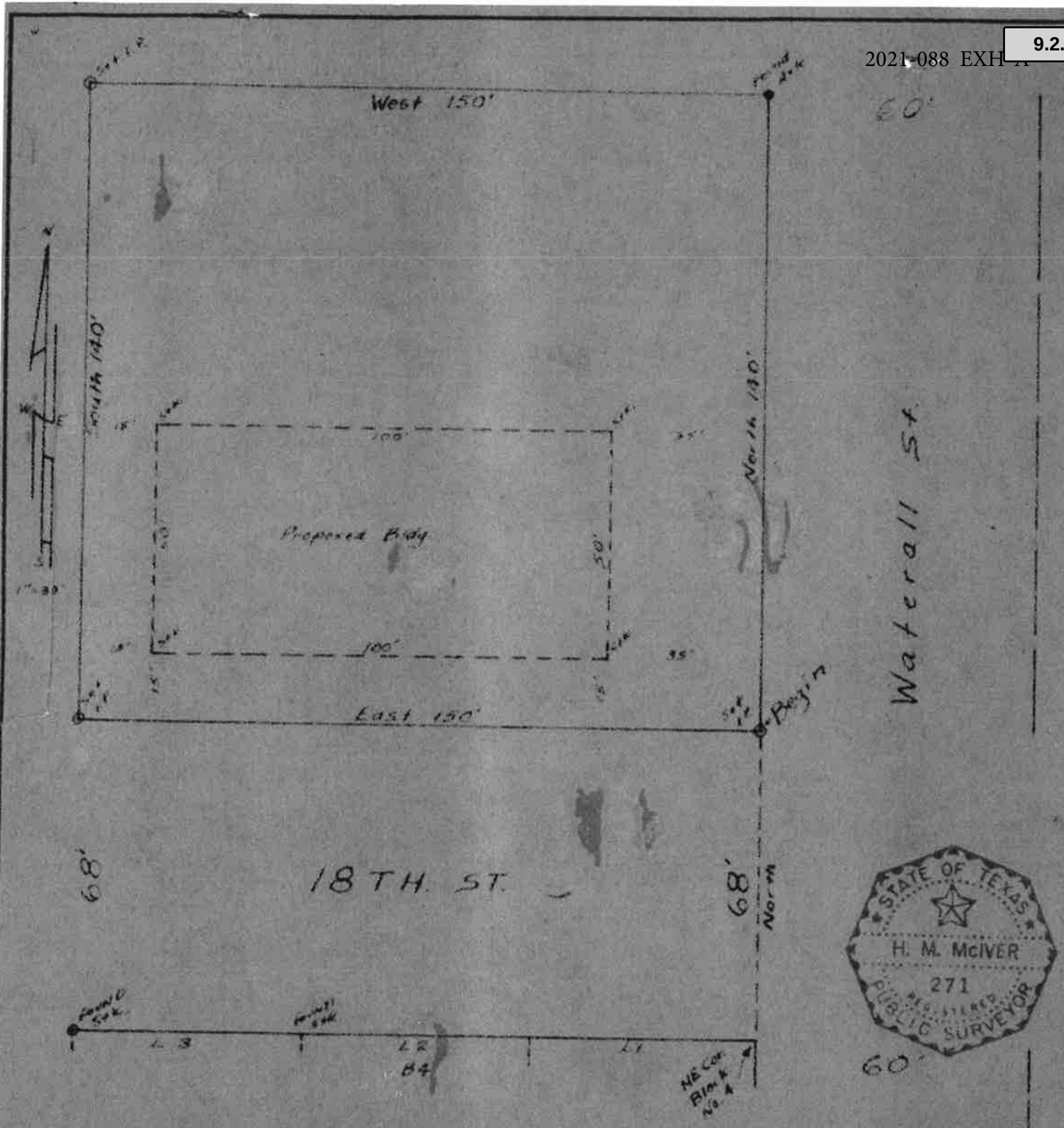
PASSED AND APPROVED in Regular Council Session on this the **11th day of October, 2021.**

ATTEST:

_____ _____

VICKY COOPWOOD, ASST. CITY SECRETARY BOB BRUGGEMAN, MAYOR

Attachment: 2021-088 ORD rezoning 1801 Waterall St (3559 : 2021-088 rezoning 1801 Waterall SF-2 to NS)



This is to certify that this plat correctly reflects a survey as made by us on the ground April 4, 1957 of all that certain tract or parcel of land a part of the Old Watts Home, the same being a part of the Howard Etheridge Survey in the City of Texarkana, Bowie County, Texas, and described by metes and bounds as follows:
BEGINNING at an I.P. on the West Line of Waterall St. and the North Line of 68' 18th St., said POINT being 68 ft. North of the NE Cor. of Block No. 4 in Fienberg Heights Addition; THENCE North with the WB Line of Waterall St. 140 ft. to an axle for a corner; THENCE West with Fox Tire Co. SB Line 150 ft. to an I.P. for a corner; THENCE South 140 ft. to an I.P. for a corner on the NB Line 18th St.; THENCE East with the NB Line of 18th St. to the place of BEGINNING, and being the equivilant of three lots.
April 4, 1957 Scale: 1" to 30'

H. M. McIver, Registered

Attachment: 2021-088 EXH 'A'(Legal Description) (3559 : 2021-088 rezoning 1801 Waterall SF-2 to NS)

1801 Waterall St.

Attachment: 2021-088 ATTH 01 (Maps) (3559 : 2021-088 rezoning 1801 Waterall SF-2 to NS)

Z-21-21

1801 Waterall St.

Attachment: 2021-088 ATTH 01 (Maps) (3559 : 2021-088 rezoning 1801 Waterall SF-2 to NS)

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Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☑ Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

Staff time required if item is approved:	No Additional

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

☐	Newspaper Notice (Required by Statute)	☐	Public Hearing (Required by Statute)
☐	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☐	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☐	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☑	None Required	☐	

Other:

Attachment: 2021-088 Goals & Perspective (3559 : 2021-088 rezoning 1801 Waterall SF-2 to NS)